



LexAllan

local knowledge exceptional service

2 Hickman Street, Stourbridge, West Midlands, DY9 7AX

**** CHARM AND CHARACTER ALL UNDER ONE ROOF ****

This three bedroom terrace is oozing with original features throughout, from quarry tiles to high ceilings. Having been well maintained by the current owner this truly is ideal for those looking to make that step onto the property ladder. The accommodation Hickman Street has to offer is second to none and is a must view. In brief the property comprises of; porch, lounge, dining room, kitchen, bathroom, three well sized bedrooms and w.c. Call us today to arrange your viewing.

Approach

Slabbed path with neat and tidy gravelled area.

Porch

Welcome porch allowing access to the lounge.

Lounge

Log burner with quarry tiled hearth, original wooden flooring, double glazed window to front, central heated radiator.

Lobby

Door off to cellar.

Dining Room

Inset exposed fireplace with quarry tiles, double glazed window to rear, central heated radiator.

Kitchen

Variety of base units, Belfast sink with mixer tap, four ring gas hob with extractor above, electric oven, plumbing for washer and dishwasher, tiled flooring, double glazed window to side, central heated radiator, stable door allowing access to the garden.

Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, tiled flooring, double glazed window to side.

Landing

Spacious landing with doors radiating off, loft access.

Bedroom 1

Wardrobe storage cupboard, double glazed window to front, central heated radiator.

Bedroom 2

Double glazed window to rear, central heated radiator.

Bedroom 3

Double glazed window to rear, central heated radiator.



W.C

Wash hand basin, w.c, sash window to side.

Cellar

Power and lighting through, perfect for storage.

Garden

Peaceful rear garden with generous gravelled area along with patio.

The Location

Perfectly situated for access to Stourbridge, Hickman Street creates the perfect base for those commuting within the Black Country or wishing to take advantage of public transport from the Stourbridge hub which includes the shuttle train to Stourbridge Junction. Buses run from Birmingham Road and the Midlands motorway is easily accessed via the M5 from Halesowen. Local schooling option available on your doorstep.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band B





Ground Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



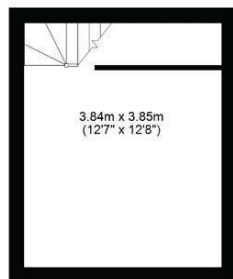
First Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



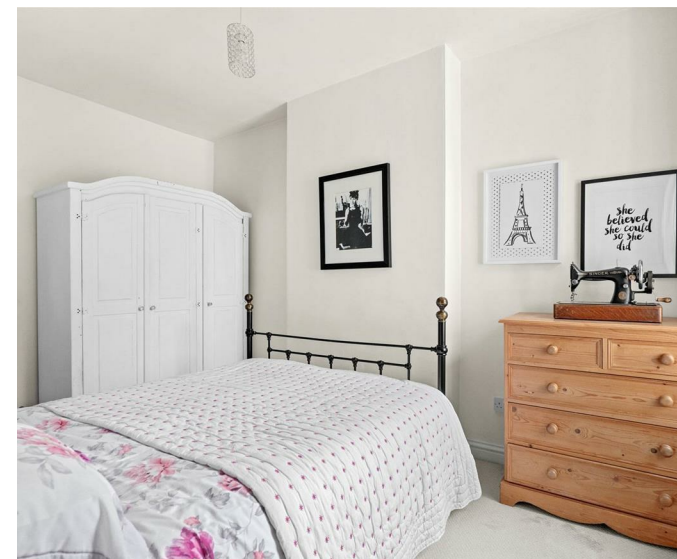
Cellar

Approx. 18.4 sq. metres (197.7 sq. feet)



Total area: approx. 110.7 sq. metres (1191.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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