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20 Pargeter Street, Stourbridge, DY8 1AU

**** PRIME OLD QUARTER LOCATION ****

This immaculate three bedroom mid terrace has been meticulously well maintained by the current owner and is ideal for those looking for turn key accommodation. Nestled within the old quarter you are surrounded by superb amenities and five star schooling options. In brief the property comprises; entrance hall, lounge/diner, kitchen, w.c, three well sized bedrooms and bathroom. To the rear is a peaceful garden and garage! Offered with NO UPWARD CHAIN so call today to arrange your viewing!

Approach

Entrance Hall

Spacious hall with large under stair storage cupboard, central heating radiator. spot lights, access to lounge.

Lounge/Diner

6.83 x 3.38

A superb sized lounge with double glazed window to front, two central heating radiators, spot lights.

Lobby

Having an opening to the kitchen, access to the W.C, rear garden and stairs to first floor, spot lights.

Kitchen

2.49 x 2.41

A modern fitted kitchen offering a variety of wall and base units, integrated dishwasher, electric oven, hob with extractor above, space for washing machine, stainless steel sink and drainer, double glazed window to rear, spot lights.

W.C

Combined W.C with sink, double glazed window to rear, spot lights.



Landing

An airy landing offering access to all first floor accommodation, airing cupboard housing the boiler.

Bedroom 1

16'11" x 8'5" max (5.16 x 2.57 max)

With built in wardrobes, two central heating radiators and large double glazed window to front.

Bedroom 2

12'0" x 8'5" (3.66 x 2.59)

Double glazed window to rear, central heated radiator.

Bedroom 3

12'4" x 5'6" (3.78 x 1.70)

Double glazed window to front, central heated radiator.

Bathroom

P shaped bath with shower over, wash hand basin, W.C, central heating towel rail, tiled flooring, spot lights, double glazed window to rear.

Garden

A private and peaceful garden that offer a generous artificial lawn area along with access to the garage.

Garage

With an up and over door to front, access via the side too.

The Location

Pargeter Street is located within the sought after Old Quarter area of Stourbridge with easy access to the town centre and it's wide range of shops, bars and restaurants. Excellent public transport links provided both rail and bus are within walking distance. There are a range of outstanding schools nearby catering for all age groups and nearby Mary Stevens park is a great outdoor space for all the family (of the two and four leg varieties!). The property would serve as an ideal base for those commuting to nearby commercial centres in Stourbridge itself, or further afield to Birmingham, the Black Country and Worcestershire.



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.

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.

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

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Energy Efficiency Rating

Rating	Current (2009/10)	Previous (2002/91)
Very energy efficient - lower running costs (92-100) A	0%	0%
(81-91) B	0%	0%
(69-80) C	0%	0%
(55-68) D	0%	0%
(39-54) E	0%	0%
(21-38) F	0%	0%
(1-20) G	64%	85%

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current (2009/10)	Previous (2002/91)
Very environmentally friendly - lower CO ₂ emissions (0-10) A	0%	0%
(11-20) B	0%	0%
(21-30) C	0%	0%
(31-40) D	0%	0%
(41-50) E	0%	0%
(51-60) F	0%	0%
(61-70) G	0%	0%

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, skirting and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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