



LexAllan

local knowledge exceptional service

47 West Street, Old Quarter, Stourbridge, West Midlands, DY8
1XN

'Three bedroom gem in The Old Quarter'

This traditional end terrace offers high quality and move in ready accommodation at this great location for nearby amenities and commuter links. The property comprises of two receptions rooms, kitchen, and converted cellar. To the first floor are two bedrooms and house bathroom. To the top floor the master bedroom with ample storage. To the rear a low maintenance garden. For further information or to arrange your viewing contact the office.

Dining Room

11'2" x 10'6" (3.4 x 3.2)

Double glazed bay window to front with shutter blinds, log burner, central heating radiator and double glazed door to front

Lounge

11'6" x 12'6" (3.5 x 3.8)

Double glazed window to rear with shutter blinds, central heating radiator and log burner

Kitchen

5'11" x 17'9" (1.8 x 5.4)

Double glazed window to side, double doors to rear, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, integrated fridge, freezer, oven, gas hob with extractor hood over, space and plumbing for washing machine, tiled floor and splash backs and spot lights

Landing

With doors off and further stairs to top bedroom

Bedroom Two

10'6" x 11'6" (3.2 x 3.5)

Double glazed window to front with shutter blinds, central heating radiator and cupboard off



Bedroom Three
 6'7" x 9'6" (2.0 x 2.9)
 Double glazed window to rear with shutter blinds and central heating radiator

Bathroom
 Low level w,c, double glazed window to rear, shower, heated towel rail, wash hand basin with mixer tap, heated towel rail, tiled splash backs and extractor fan

Bedroom One
 11'6" x 14'1" (3.5 x 4.3)
 Double glazed window to rear with shutter blind, central heating radiator, cupboards off and skylight

Cellar
 10'6" x 10'10" (3.2 x 3.3)
 Window to front, central heating radiator and built in cupboard

Rear Garden
 Wooden decking, Astro turf, shed and all with walls and fencing to enclose

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.

Council Tax Band B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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 £240 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 Green Street Surveys 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.



Agents note

IMPORTANT NOTICE: No description or information given, 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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

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