



**LexAllan**

local knowledge exceptional service

21 Hill Street, Stourbridge, West Midlands, DY8 1AR

**\*\* DOES A LOCATION GET MUCH BETTER THAN THIS? \*\***

This charming two bedroom mid terrace offers spacious accommodation throughout & is now being offered with no upward chain. Nestled a stones throw from Stourbridge town centre you are truly surrounded by superb amenities, local transport links along with schooling options for all ages. The current owners have refreshed from inside & out & offers turn key ready accommodation.

In brief the property comprises; porch, lounge, dining opening to the kitchen, two double bedrooms & house bathroom. A peaceful garden can be found to the rear. Call us today to arrange your viewing!



### Approach

Path giving access to the property with tidy gravel area.

### Lounge

18'3" x 11'6" (5.58 x 3.52)

Double glazed bay window to front, central heated radiator, stairs rise to first floor.

### Dining

12'5" x 11'6" (3.80 x 3.52)

Double glazed window to the rear, opening to the kitchen, central heated radiator.



### Kitchen

15'5" x 7'10" (4.72 x 2.39)

Variety of wall and base units, electric oven, five ring gas hob, sink & drainer with mixer tap, plumbing for washing machine, french doors open onto the decking, double glazed window to side, tiled splashback.

### Landing

Doors off to all first floor accommodation, loft access, central heated radiator.



### Bedroom 1 12'5" x 11'6" (3.79 x 3.51 )

Double glazed window to rear, central heated radiator.



### Bedroom 2 11'1" x 9'10" (3.38 x 3.01)

Double glazed window to front, central heated radiator.



### Bathroom

Bath with shower over, wash hand basin, w.c, tiled flooring, skylight, chrome heated towel rail, spot lights.



### Garden

Newly fitted decked area ideal for those summer evenings spent with friends & family, tidy lawn with mature shrubs throughout, secure access to the side leading to the front.



### 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.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.



### Referral Fees.

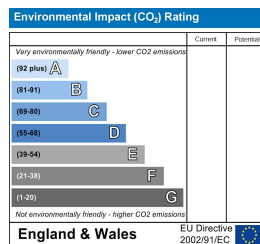
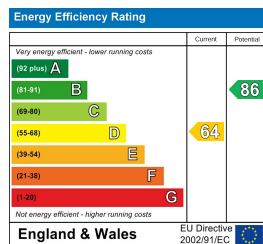
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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.



While every attempt has been made to ensure the accuracy of the Property information, representations, and details contained herein, the Seller and the Seller's agents do not accept any responsibility for any errors or omissions, or for any loss or damage, or for any liability, arising from the use of the information provided. The Seller and the Seller's agents do not accept any responsibility for any loss or damage, or for any liability, arising from the use of the information provided.



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**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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