



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.

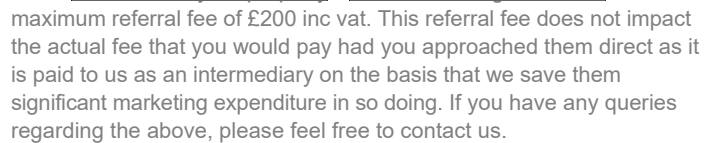


By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(46-54) E			
(39-45) F			
(35 or below) G			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(46-54) E			
(39-45) F			
(35 or below) G			



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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