



**LexAllan**

local knowledge exceptional service

13 Yardley Street, Stourbridge, West Midlands, DY9 7AT

\*\* CHARMING TERRACE OFFERED WITH NO UPWARD CHAIN  
\*\*

This three bedroom terraced home offers spacious accommodation thanks to a loft conversion, whilst being situated at this sought after address near to various local amenities and commuter links. The property itself comprises of lounge, dining room, kitchen and downstairs bathroom. To the first floor are two bedrooms, and the third bedroom to the loft space. Finally the spacious garden is accessed from the rear via the shared access. For further information or to arrange your viewing contact the office on 01384 442464.

### Lounge

9'2" min 10' 10" max x 12'2" (2.8 min 3.3 max x 3.7)

Double glazed window and door to front, central heating radiator, and gas fire

### Diner

10' 10" max 9' 6" min x 11' 2" (3.3 max 2.9 min x 3.4)

Double glazed window to rear, and open fire

### Kitchen

11'2" x 5'11" (3.4 x 1.8)

Double glazed window to side, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine, tiled floor and splash backs and cupboard off

### Bathroom

W,c, double glazed window to rear, wash hand basin with mixer tap, bath with mixer tap and shower over, tiled splash backs and flooring



## Landing

With stairs off rising to bedroom three and doors radiating off to bedroom one and two

## Bedroom One

14'9" max 13'5" min x 9'6" (4.5 max 4.1 min x 2.9)

Double glazed window to front, and central heating radiator

## Bedroom Two

11'2" x 9'6" min 10'10" max (3.4 x 2.9 min 3.3 max)

Double glazed window to rear, combi boiler and cupboard off

## Bedroom three

10'6" x 14'1" (3.2 x 4.3)

Skylight, central heating radiator and under eaves storage

## Rear Garden

Gravel pathway, lawn, beds with various plants and shrubs, shed and fencing to enclose

## Location

Perfectly situated for access to Stourbridge as well as having open green space nearby (conservation area) at the base of Lawrence Street, Yardley 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.

## Council Tax Band A



## Tenure

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

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

## 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 £175 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 are £218 per case.

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



**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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