



LexAllan

local knowledge exceptional service

153 King William Street, Stourbridge, DY8 4EP

This three bedroom terraced property with NO UPWARD CHAIN boast three good sized bedrooms and partially converted loft room with dormer. Being recently decorated throughout, having new carpets and kitchen.

The property comprises of two reception rooms, modern fitted kitchen and downstairs wet room. To the first floor three spacious bedrooms and access to loft room. Finally the garden to rear gives access to a large store.

For further information or to arrange your viewing contact the office.



Lounge

15'1" x 11'5" (4.6 x 3.5)

Double glazed window to front, door to front and central heating radiator.

Dining Room

15'1" x 11'5" (4.6 x 3.5)

Double glazed window to rear and central heating radiator.

Rear lobby

6'10" x 5'2" (2.1 x 1.6)

Door to side and central heating radiator.

Kitchen

9'2" x 10'9" (2.8 x 3.3)

Double glazed window to side, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, oven, space and plumbing for washing machine.

Wet Room

Double glazed window to side, central heating radiator, wash hand basin, WC, shower, tiled walls, extractor fan.



Landing

Doors of radiating to:

Bedroom One

11'5" x 15'1" (3.5 x 4.6)

Double glazed window to rear, central heating radiator and access to loft room.

Bedroom Two

11'9" x 11'5" (3.6 x 3.5)

Double glazed window to front and central heating radiator.

Bedroom Three

11'5" x 7'10" (3.5 x 2.4)

Double glazed window to front and central heating radiator.

Loft Room

Dormer to rear with double glazed window and far reaching views.



Store

8' 10" x 15' 1" (2.7 x 4.6)

Door to side and broken window.

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.

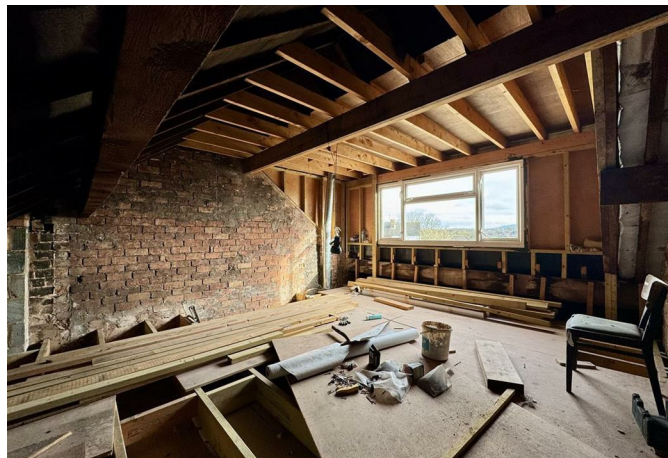
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

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 A





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

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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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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