



LexAllan

local knowledge exceptional service

11 Wheeler Street, Stourbridge, DY8 1XL

**** SUPERB LOCATION A STONES THROW FROM STOURBRIDGE TOWN ****

This superb opportunity to purchase this two bedroom mid terrace located in the ever so popular 'Old Quarter'. This truly is a perfect for those looking to make step onto the property ladder & benefitting from spacious accommodation, this is a must view. In brief the property comprises; entrance hall, dining room, kitchen, bathroom, two double bedrooms, one with dressing room. A peaceful rear garden can also be found to the rear.



Approach

Slabbed path allowing access to the property.

Entrance Hall

Doors radiating off to all accommodation, door to cellar.

Dining Room

11'4" x 10'5" (3.46 x 3.18)

Gas fire with surround, double glazed window to front.

Lounge

15'3" x 11'6" (4.66 x 3.51)

Gas fire with surround, double glazed window to rear, door off to stairs rising to first floor.

Kitchen

13'8" x 7'7" (4.17 x 2.33)

Wall and base units, sink and drainer, plumbing for washing machine & dishwasher, double glazed window to side, door off to garden.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to side.



Landing

Doors off to bedrooms.

Bedroom 1

15'1" x 11'5" (4.62 x 3.49)

Double glazed window to rear, door off to dressing room.

Dressing Room

13'6" x 5'10" (4.14 x 1.78)

Double glazed window to rear.

Bedroom 2

13'5" x 10'5" (4.09 x 3.19)

Double glazed window to front.

Garden

A true asset is this private mature garden with a border of mature shrubs, generous patio with access to outhouse as well as a secure gate allowing access to the front, neat and tidy lawn as well.

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.

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 £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. 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.



Council Tax Band B

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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