



LexAllan

local knowledge exceptional service

164C South Road, Stourbridge, DY8 3RW

**** IDEAL FOR THOSE LOOKING TO MAKE THAT STEP ONTO THE LADDER ****

This charming one bedroom first floor flat has been truly well maintained by the current owner & offers spacious accommodation all under one roof. Nestled on a well know address in Norton you have wonderful views to the front & rear that is true asset to this flat. In brief the property comprises; communal hall, entrance hall, lounge/diner, kitchen, bedroom & shower room. Benefitting from no upward chain this is a must view.

Approach

Slabbed path leads access to the secure communal entrance.

Communal Entrance

Well maintained secure hall with stairs rising to the first floor, door to the rear allows access to the communal garden.

Entrance Hall

Spacious hall with doors off to all accommodation, three spacious storage cupboards, central heated radiator.

Lounge/Diner

17'4" x 9'11" (5.30 x 3.04)

Centred electric fire, double glazed window to front over looking the Swan Pool Park, two central heated radiators, door off to kitchen.

Kitchen

10'2" x 7'5" (3.12 x 2.27)

Variety of wall and base units, electric oven, four rings gas hob, sink and drainer, plumbing for washing machine, pantry style cupboard, double glazed window to rear over looking to the allotments.

Bedroom

11'11" x 9'10" (3.64 x 3.01)

Double glazed window to front with the park views, central heated radiator.

Shower Room

Shower, wash hand basin, w.c, double glazed window to rear, central heated radiator.

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 101 years remaining on the lease a ground rent of £10 per annum and a service charge of £1200 per annum. 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.

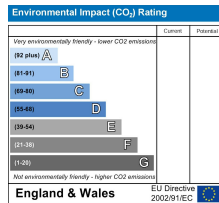
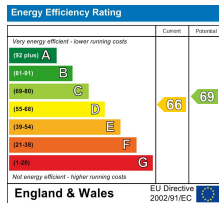
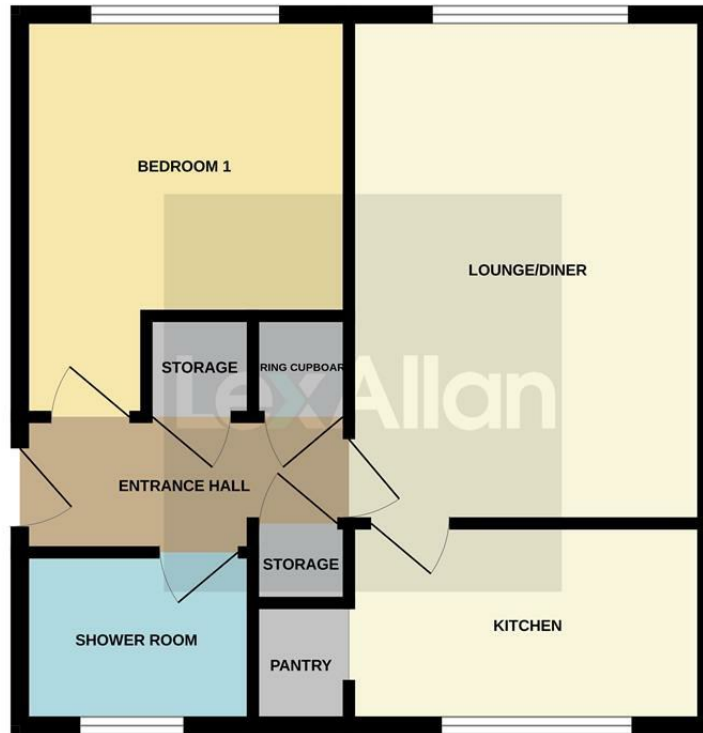
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide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



GROUND FLOOR



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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