



**LexAllan**

local knowledge exceptional service

88 Brook Street, Old Quarter, Stourbridge, DY8 3UX

**\*\* DOES A LOCATION GET MUCH BETTER THAN THIS? \*\***

This three bedroom semi detached has been a loving family home for many years & is now ready for its next chapter. Nestled in the heart of the 'Old Quarter' you are truly surrounded by superb amenities & public green space.

In brief the property comprises; entrance hall, lounge, dining room, kitchen, utility & bathroom. To the first floor are three well sized bedrooms. The rear garden offers a peaceful easy to maintain outdoor space. Viewings are highly recommended to appreciate the accommodation.



### Approach

Path leading to the front door.

### Entrance Hall

Doors off to all ground floor accommodation, stairs rise to first floor.

### Sitting Room

11'6" x 10'11" (3.52 x 3.35 )

Double glazed window to front, central heated radiator.

### Lounge

11'11" x 11'3" (3.65 x 3.43 )

Centred fire with surround, double glazed window to front.



### Kitchen

11'8" x 7'10" (3.58 x 2.41 )

Wall & base units, double electric oven, four ring gas hob, double glazed window to side, tiled flooring.

### Utility

Plumbing for washing machine, door off to cellar & rear garden.

### Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to side, electric towel rail, airing cupboard.



### Landing

Doors off to all first floor accommodation, loft access.

### Bedroom 1

11'10" x 10'2" (3.62 x 3.11 )

Two built in wardrobes, double glazed window to front, central heated radiator.



### Bedroom 2

11'5" x 11'1" (3.49 x 3.40 )

Double glazed window to front, central heated radiator.

### Bedroom 3

11'3" x 7'11" (3.45 x 2.42)

Double glazed window to side, central heated radiator.



### Garden

Peaceful garden that offer easy maintenance throughout.

### 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.



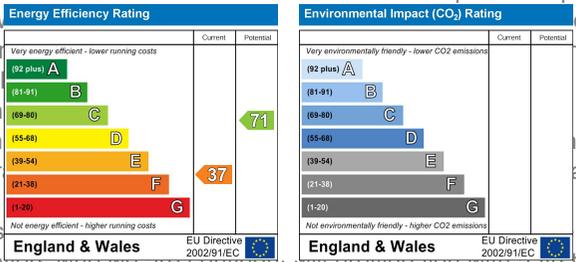
## Money Laundering Regulations.

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 a mortgage, we will 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



The services of our 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

**IMPORTANT NOTICE:** No description or information given, whether in writing 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix ©2008.



The Auction House, 87 - 88 St. Johns Road,

Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

**LexAllan**

local knowledge exceptional service