



**LexAllan**

local knowledge exceptional service

23 Goodrich Mews, Dudley, DY3 2FB

**\*\* FIRST TIME BUYERS, THIS ONE IS FOR YOU \*\***

This exceptional first floor two bedroom apartment has been modernised & maintained by the current owner to create turn key ready accommodation. Nestled within a well known development you are surrounded by superb local amenities, along with five star transport links through the borough. In brief the property comprises; entrance hall, lounge/diner, kitchen, two bedrooms & house bathroom. Two allocated parking spaces can be found to the rear of the property. Call today to arrange your viewing.

**Approach**

Allocated parking can be found to the rear with access into the communal entrance hall.

**Communal Entrance**

Well maintained hall with stairs leading to the first floor.

**Entrance Hall**

Spacious hall with doors off to all accommodation, central heated radiator.

**Lounge/Diner**

19'3" x 11'10" (5.89 x 3.61 )

Double glazed bay window to side, two central heated radiators, opening to the kitchen, intercom system.

**Kitchen**

9'6" x 8'2" (2.91 x 2.50)

Modern fitted kitchen with a variety of wall and base units, double electric oven, four ring gas hob, sink and drainer, integrated washing machine, double glazed window to side, central heated radiator.

**Bedroom 1**

11'11" x 9'10" (3.64 x 3.00 )

Double glazed window to side, central heated radiator.

**Bathroom**

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, spot lights.

**Bedroom 2**

9'6" x 7'8" (2.90 x 2.36 )

Double glazed window to side, central heated radiator.



## Parking

Two allocated parking spaces to the rear along with visitor spots.

## 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 108 years remaining on the lease a ground rent of £250 per annum and a service charge of £1560 per annum. 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 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.

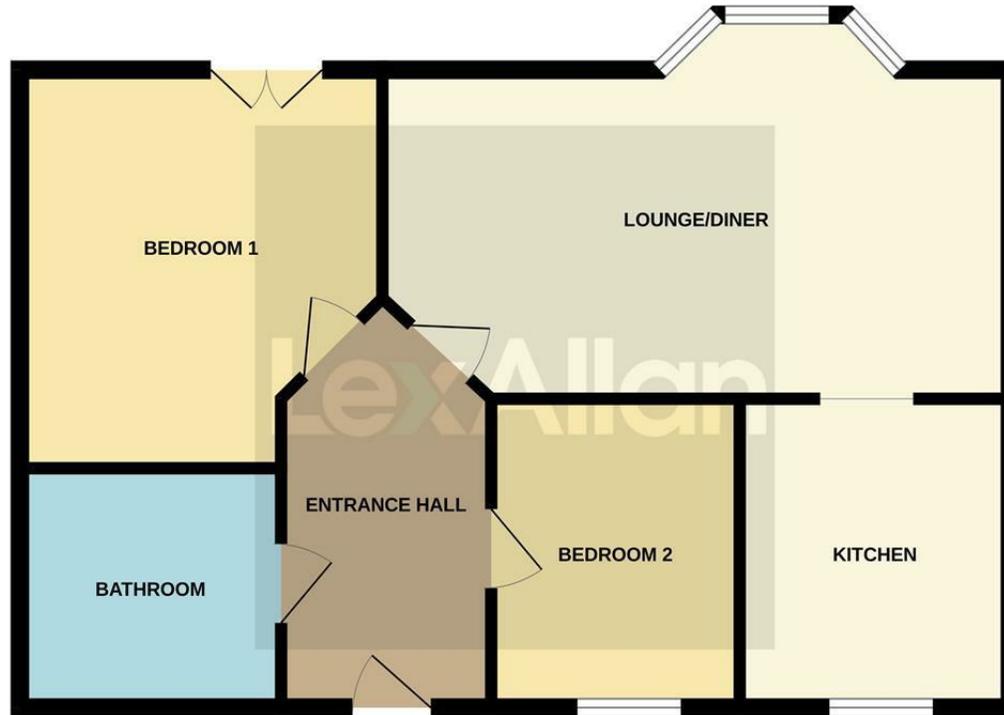
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.



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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

## 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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