



**** CALLING ALL FIRST TIME BUYERS TO HOPTON GARDENS ****

This immaculate two bedroom mid terrace has been well maintained over the years of ownership & has just undergone a full decoration inside & out. Nestled on a hidden gem of an address just off 'Milking Bank' you are surrounded by superb amenities, schooling options & transport links throughout the borough.

In brief the property comprises; entrance hall, lounge, kitchen/breakfast room, two well sized bedrooms & house bathroom. To the rear is a peaceful garden along with parking to the front. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Tarmac drive to front providing off road parking.

Entrance Hall

Door off to the lounge, stairs rise to first floor, central heated radiator.

Lounge

14'9" x 9'9" (4.52 x 2.98)

Double glazed window to front, central heated radiator.

Kitchen/Diner

12'9" x 7'8" (3.90 x 2.35)

Variety of wall and base units, 'Zanussi' electric oven, 'Neff' four ring gas hob, sink and drainer, plumbing for washing machine, double glazed window to rear, central heated radiator, door off to garden.

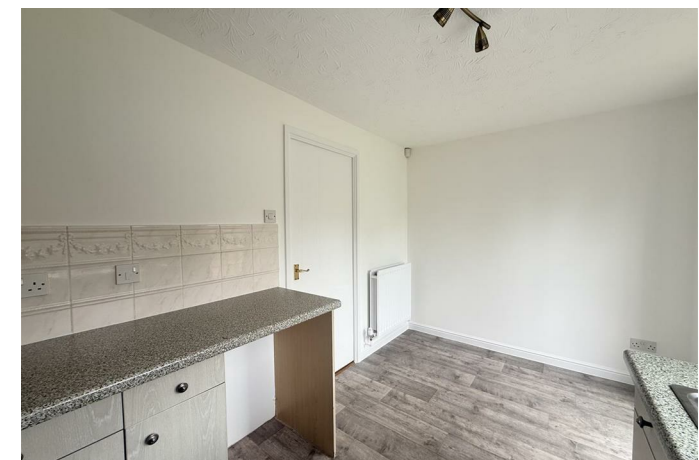
Landing

Doors off to all first floor accommodation, loft access.

Bedroom 1

12'9" x 9'3" (3.91 x 2.83)

Wardrobe, central heated radiator, two double glazed windows to front.



Bedroom 2
11'4" x 6'8" (3.47 x 2.05)

Double glazed window to rear, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, central heated radiator.

Garden

A true asset is this peaceful rear garden that offers patio area along with a tidy lawn, summer house to the rear ideal for hosting summer evenings with friends & family.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			69
(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	

Money Laundering Regulations.

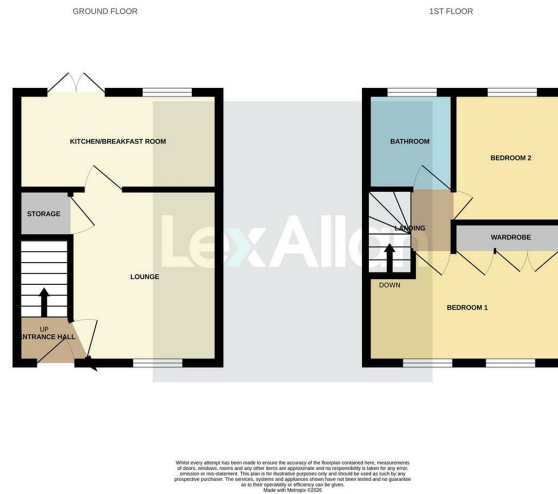
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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.



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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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