



LexAllan

local knowledge exceptional service

72 Park Street, Lye, Stourbridge, DY9 8SS

**** PERFECT FOR THOSE LOOKING FOR THEIR NEXT REFURBISHMENT ****

This three bedroom semi detached is now being offered with no upward chain & is in need of some TLC. Park Street offers spacious accommodation throughout & nestled on a well known address being surrounded by local amenities.

In brief the property comprises; entrance hall, lounge, dining room & guest w.c all to the ground floor. To the first floor are three bedrooms & shower room. Peaceful garden can be found to the rear with a garage along with parking & tidy garden to front. Call today to arrange your viewing.



Approach

Driveway to side with tidy lawn.

Entrance Hall

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

Lounge

15'1" x 11'1" (4.61 x 3.38)

Double glazed window to rear, central heated radiator.

Dining Room

11'1" x 11'0" (3.38 x 3.37)

Double glazed window to front, central heated radiator.



Kitchen

Variety of wall and base units, sink and drainer, double glazed window to rear, door off to side, electric oven, four ring gas hob.

W.C

Wash hand basin, w.c, double glazed window to side.

Landing

Doors off to all first floor accommodation, loft access, airing cupboard, double glazed window to side.



Bedroom 1
 14'0" x 11'0" (4.28 x 3.37)
 Double glazed window to front, central heated radiator.

Bedroom 2
 11'0" x 11'0" (3.37 x 3.36)
 Double glazed window to rear, central heated radiator, wardrobe.

Bedroom 3
 8'5" x 8'1" (2.57 x 2.47)
 Double glazed window to front, central heated radiator.

Shower Room
 Walk in shower, wash hand basin, w.c, double glazed window to rear.

Garden
 Peaceful garden to the rear with lawn area, mature shrubs 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.



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	78

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.

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

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 effort has been made to ensure the accuracy of the floorplan contained herein, representation of floor, window, doors and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan has been prepared for your information only and should not be used for any purpose other than that for which it was intended. The seller, Lex Allan, does not warrant the accuracy of the floorplan and no guarantee is made as to the accuracy of the floorplan. Plans and photographs ©2024



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