



**LexAllan**

local knowledge exceptional service

Apartment 4 St Johns House St. Johns Road, Stourbridge, West  
Midlands, DY8 1FB

## ' High spec ground floor apartment '

This spacious two bedroom ground floor apartment being just a few years old makes for a fantastic buy for those looking for high quality and spacious accommodation set in Stourbridge Town. The property itself comprises of communal areas with allocated parking space and lift, entrance hall, lounge/kitchen, two bedrooms with double wardrobes, en suite, bathroom and utility space. For further information or to arrange your viewing contact the office on 01384 442464.



### Approach

Via communal area with intercom access, communal parking comprises of allocated parking

### Entrance Hall

Utility cupboard off, electric heated and door radiating off to accommodation

### Lounge/Kitchen

14' 1" min 18' 0" max x 24' 3" (4.3 min 5.5 max x 7.4)

Double glazed windows to front, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated fridge, freezer, dishwasher, oven, microwave and breakfast bar

### Bedroom One

11' 9" x 12' 1" (3.6 x 3.7)

Double glazed windows to front, built in double wardrobe and electric heater

### En suite

Shower, wash hand basin with mixer tap and storage below, low level w.c, tiled splash backs, heated towel rail, integrated mirror with spot lights and extractor fan

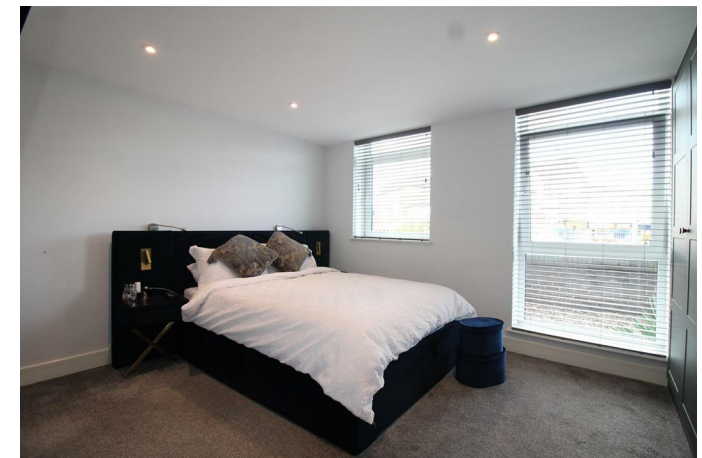
### Bedroom Two

7' 10" x 10' 9" (2.4 x 3.3)

Double glazed windows to front and built in double wardrobe

### Bathroom

Low level w.c, wash hand basin with mixer tap and storage below, bath with shower over, tiled splash backs, inset mirror with spot lights and heated towel rail



### Money Laundering Regulations.

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

### 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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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.

### 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 122 years remaining on the lease a ground rent of £100 per annum and a service charge of £1176.40 per annum. A buyer is advised to obtain verification from their solicitor.

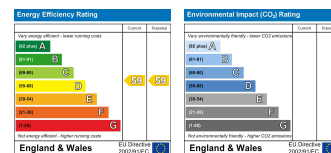
### Council Tax Band C



## 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.

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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