



LexAllan

local knowledge exceptional service

95 Brook Street, Old Quarter, Stourbridge, West Midlands, DY8
3UX

**** OOZING WITH CHARACTER INSIDE & OUT ****

This charming two bedroom mid terrace has been well maintained and modernised throughout by the current owners. Offering spacious accommodation and benefitting from a SOUTH facing garden, this truly is must view. The property itself comprises of; lounge, dining room, kitchen, w.c. To the first floor are two bedrooms and family bathroom, spiral staircase allows access to the loft space. Viewings are highly recommended to appreciate the accommodation on offer.



Approach

Slabbed path to front decorative slate chippings.

Lounge

Double glazed bay window to front, exposed brick chimney breast, central heated radiator.

Dining Room

Opening to the kitchen, exposed brick chimney breast, double glazed window to rear, stairs rising to first floor, central heated radiator.

Kitchen

Variety of base units, electric oven, four ring gas hob with extractor above, tiled splashback, Inset Belfast style sink with mixer tap, tiled flooring through, breakfast bar, exposed beams, plumbing for washing machine and tumble dryer, double glazed window to side.

W.C

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

Landing

Doors radiating off to all first floor accommodation, spiral staircase allows access to the loft space.

Bedroom 1

Double glazed window to rear, central heated radiator.



Bedroom 2

Double glazed window to front, central heated radiator.

Bathroom

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

Loft Space

Two Velux style sky lights to rear, central heated radiator.

Rear Garden

A peaceful South facing garden that offers a slabbed patio area, decorative railway sleepers with a neat and tidy lawn.

The Location

Brook Street lies almost equally close to amenities in Stourbridge town centre or Wollaston Either place provides a multitude of local shops and services with public transport running from either South Road or ring road. Trains run from the Stourbridge Town Hub or Stourbridge Junction and local commercial centres are easily commutable in and around Stourbridge, the Black Country and Birmingham. The Midlands motorway network is accessed from Halesowen (M5) and numerous leisure amenities are within easy distance including the Crystal Leisure Centre in Stourbridge other gyms, excellent pubs and eateries.

Council Tax Band B

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.

Council Tax Band B



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 £24 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.

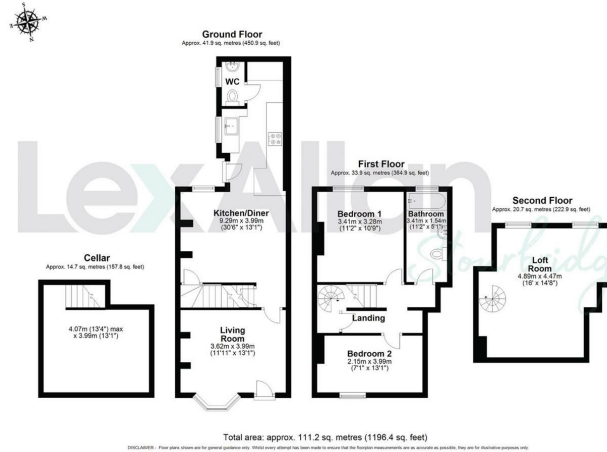
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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 Green Street Surveys had you approached them direct
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.



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