



LexAllan

local knowledge exceptional service

35 Diamond Park Drive, Stourbridge, DY8 4YB

**** CHARMING PROPERTY, CHARMING LOCATION

This charming two bedroom semi detached has been truly well maintained & modernised by the current owner over the last 29 years of ownership. Nestled within a hidden gem of a location in the Amblecote you are surrounded by local amenities & picturesque canal walks located right on your doorstep. Viewings are highly recommended to appreciate the accommodation on offer. In brief the property comprises; parking to front, lounge, kitchen, conservatory, w.c, two double bedrooms and shower room. A peaceful garden can be found to the rear. Call today to arrange your viewing.



Approach

Parking to front.

Porch

Door leading to the lounge.

Lounge

20'8" x 11'10" (6.32 x 3.62)

Gas fire with surround, double glazed window to front. stairs rise to first floor, central heated radiator.

Kitchen

11'10" x 7'6" (3.61 x 2.30)

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

Conservatory

Double doors open into the garden, tiled flooring throughout.

W.C

Wash hand basin, w.c.



Landing

Doors radiating off to all first floor accommodation, loft access.

Bedroom 1

11'10" x 8'7" (3.63 x 2.63)

Double glazed window to front, central heated radiator.

Bedroom 2

Double glazed window to rear, central heated radiator.

Shower Room

Large walk in shower, wash hand basin, w.c, double glazed window to side.

Garden

A peaceful substantial garden which is a true asset to Diamond Park with patio area ideal for those summer evenings spent with friends & family, generous artificial lawn with a border of mature shrubs.

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.



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 £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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(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	

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.

Council Tax Band B



Whilst every attempt has been made to ensure the accuracy of the description contained here, representations, statements and/or claims made by Lex Allan are not to 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.



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

LexAllan
local knowledge exceptional service