



**LexAllan**

local knowledge exceptional service

24a Coney Green, Stourbridge, West Midlands, DY8 1LA



Now available is this charming three bedroom detached family home located a stones throw from Stourbridge town centre. Coney Green is the perfect blank canvass and offers a wide range of accommodation. In brief the property comprises; Entrance hall, lounge/diner, kitchen, w.c, three bedrooms and family bathroom. Outside is a private and peaceful rear garden and detached garage. This property also benefits from NO UPWARD CHAIN!



#### Approach

Slabbed pathway to front with neat and tidy lawn area.

#### Entrance Hall

Access leading to the lounge and W.C, stairs to first floor, central heating radiator.

#### Lounge/Diner

22'0" x 11'0" (6.71 x 3.35)

Two double glazed windows, tow central heating radiators, access to kitchen.

#### Kitchen

8'0" x 8'0" (2.44 x 2.44)

Variety of wall and base units, stainless steel sink and drainer, integrated electric oven and hob, large pantry, under stair storage cupboard, central heating radiator, double glazed window, access to garden.

#### WC

Wash hand basin, W.C.

#### Landing

A bright and airy landing with access to all first floor accommodation, double glazed window, loft access.

#### Bedroom 1

11'0" x 10'0" (3.35 x 3.05)

Double glazed window to front, central heating radiator.

#### Bedroom 2

12'0" x 8'0" (3.66 x 2.44)

Double glazed window to rear, central heating radiator.

#### Bedroom 3

9'0" x 8'0" (2.74 x 2.44)

Double glazed window to rear, central heating radiator.

#### Bathroom

Bath with shower over, wash hand basin, w.c, airing cupboard housing the boiler, chrome heated towel rail, double glazed window to front.

#### Garage

Up and over door.

#### Rear Garden

Private and peaceful garden with lawn area and a border of mature shrub and trees.





**The Location**

Coney Green provides the perfect base for those wishing to take full advantage of the excellent public transport amenities at the Stourbridge Hub which include bus and train services (trains connecting to Stourbridge Junction and in turn to Worcester, Birmingham and London). A host of amenities are to be found in and around Stourbridge Town Centre which is a five minute walk from the property and the area is well served by schools suiting all age ranges, in particular the superb Redhill Secondary School. Commercial centre's in and around the Black Country are easily accessible.

**Council Tax Band D**

**Tenure**

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.

**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.

**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.

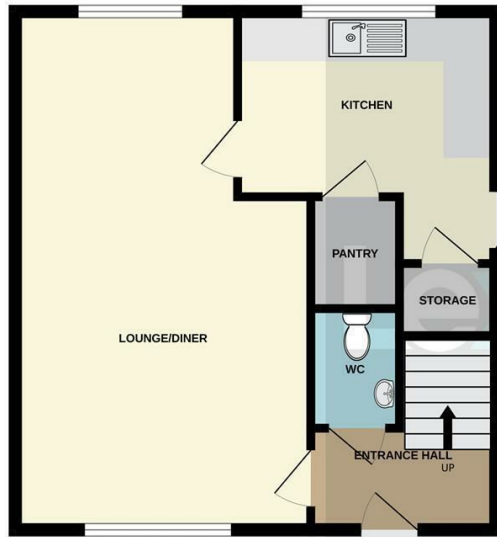
**Money Laundering Regulations.**

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.

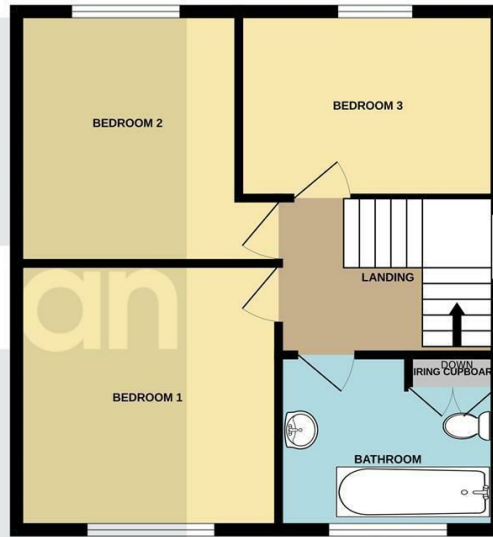




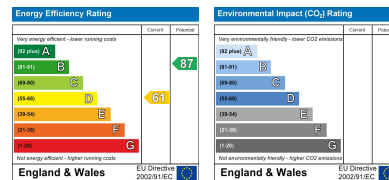
GROUND FLOOR



1ST 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.

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