



LexAllan

local knowledge exceptional service

48 Alwen Street, Wordsley, Stourbridge, West Midlands, DY8
5YP

**** CALLING ALL FIRST TIME BUYERS, THIS ONE IS FOR YOU ****

This two bedroom mid terrace has been well maintained by the current owners & offer spacious accommodation throughout. Nestled within a quiet location of Amblecote you are surround by superb amenities and canal side walks located on your doorstep. This truly is a must view! In brief the property comprises; entrance hall, lounge, kitchen, w.c, two double bedrooms both with en-suites & orangery. To the rear is a peaceful garden with summerhouse along with off road parking to front. Call today to arrange your viewing.



Approach

Tarmac drive to front with door to entrance hall, outside tap & socket can be found.

Entrance Hall

Doors off to all ground floor accommodation, central heated radiator, tiled flooring through.

Kitchen

9'5" x 6'11" (2.88 x 2.11)

Variety of wall and base units, integrated goods including fridge & freezer, dishwasher along with washing machine, electric oven, four ring gas hob with extractor above, sink and drainer, tiled splashback, double glazed window to front, central heated radiator, tiled flooring, spot lights.



Lounge

16'11" x 10'9" (5.18 x 3.29)

Patio doors open into the orangery, stairs rise to first floor, central heated radiator.



W.C

Wash hand basin, w.c, tiled flooring, central heated radiator.

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

Bedroom 1
12'7" x 12'0" (3.86 x 3.66)
Door off to en-suite, two double glazed windows to rear, two central heated radiators, storage cupboard.

En-Suite
Shower, wash hand basin, w.c, central heated radiator.

Bedroom 2
12'7" x 7'6" (3.84 x 2.29)
Door off to en-suite, double glazed window to front, central heated radiator.

En-Suite
Shower, wash hand basin, w.c, central heated radiator.

Orangery
8'9" x 8'5" (2.69 x 2.57)
Double doors open into the garden, power throughout with electric heater.

Garden
Tidy lawn area with access into the summer house, secure side access leading to the front.

Tenure (Freehold).
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is a freehold.



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		
73	81	
England & Wales		
EU Directive 2002/91/EC		

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.

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. 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 have any queries regarding the above, please feel free to contact us.

Council Tax Band B

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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Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, capacity and any other details are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should not be used as a basis for any investment purchase. The property, fixtures and equipment shown here are shown as they are and are not to be taken as a guarantee. No liability is accepted for any errors or omissions. Made with Design 3D



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