



**LexAllan**

local knowledge exceptional service

1 Osbourne Gardens Clark Street, Old Quarter, Stourbridge, West  
Midlands, DY8 3UG

This first floor two bedroom apartment boasts NO UPWARD CHAIN. The property is beautifully positioned just off Clark Street making it ideal for nearby local shops, schools and walking distance to Mary Stevens Park. Boasting front and rear communal gardens, large private driveway with allocated parking space plus guest space. The property itself comprises of private entrance leading up to hallway, lounge, kitchen, two bedrooms and bathroom. For further information contact the office on 01384 442464.



#### Approach

Via communal gardens with private driveway, allocated parking space and one visitor space, and leading to:

#### Entrance Hall

Double glazed door to front, stairs up to hallway with cupboards off, access to loft space and doors radiating to:

#### Lounge

13'5" x 12'9" (4.1 x 3.9)

Double glazed window to front, and central heating radiator

#### Kitchen

6'6" x 10'9" (2.0 x 3.3)

Double glazed window to side, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, tiled splash backs and space and plumbing for washing machine

#### Bedroom One

10'5" x 11'1" (3.2 x 3.4)

Double glazed window to front, and central heating radiator

#### Bedroom Two

6'2" x 12'5" (1.9 x 3.8)

Double glazed window to rear, and central heating radiator

#### Bathroom

Wash hand basin with mixer tap, central heating radiator, low level w.c, bath with electric shower over, double glazed window to side, and tiled splash backs

#### Rear Garden

Communal garden to the rear to include lawn area with wall to enclose and flower beds



### Location

Clark 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.

### Tenure

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 a share of the freehold and 159 years remaining on the lease. 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.

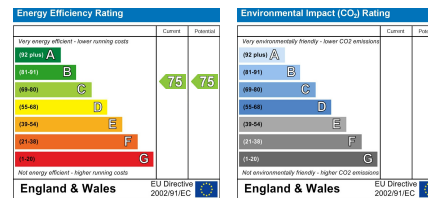
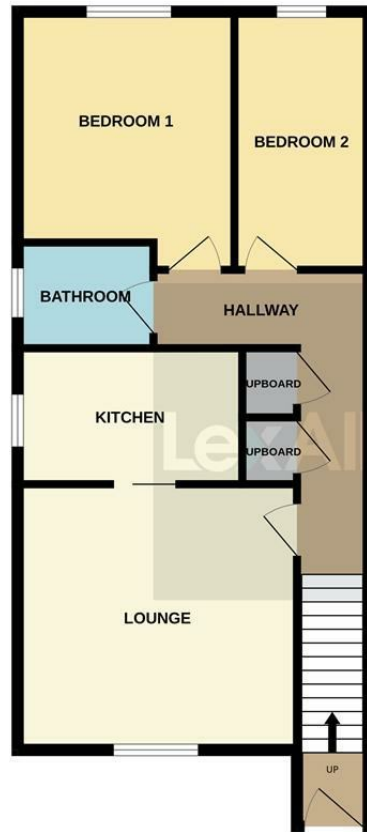
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide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



FIRST 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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