





This stylish two bedroom second floor apartment is on offer with NO UPWARD CHAIN and boasts spacious rooms with a wow factor thanks to the high ceilings, feature supports, exposed brick feature walls and impressive conversion done back in 2017. The apartment itself comprises of an allocated parking space, communal areas lead to hallway, open plan lounge/kitchen, two bedrooms, bathroom and shower room.

For further information or to arrange your viewing contact the office.

#### Approach

Via communal area with allocated parking space.

#### Hallway

Double glazed window to rear, electric heater, cupboard off, feature pillar and beam.

#### Lounge/Kitchen

13'9" x 20'4" max 13'9" min (4.2 x 6.2 max 4.2 min)

Feature pillar, double glazed windows to front, electric heaters, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, fridge, freezer, washing machine and tiled splash backs.

#### Bedroom One

9'10" x 10'5" (3.0 x 3.2)

Double glazed window to side and electric heater.

#### Bedroom Two

8'6" x 9'10" (2.6 x 3.0)

Double glazed window to front and electric heater.

#### Shower Room

Shower, wash hand basin with mixer tap, WC, heated towel rail, tiled splash backs and flooring, and extractor fan.

#### Bathroom

WC, wash hand basin with mixer tap, bath with mixer tap and shower, tiled floor and splash backs, heated towel rail and extractor fan.





### 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.

### 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.

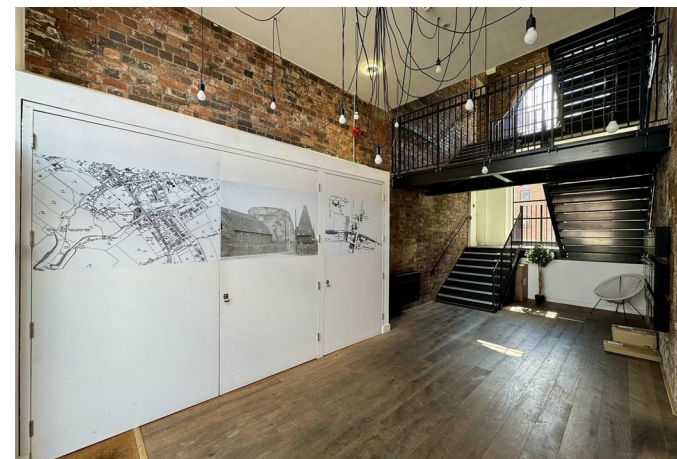
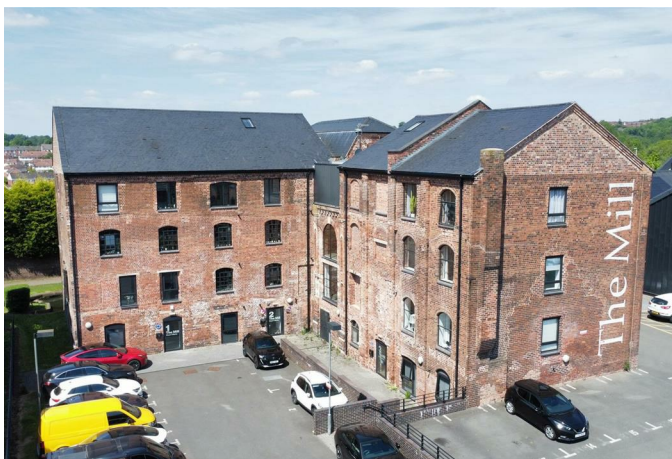
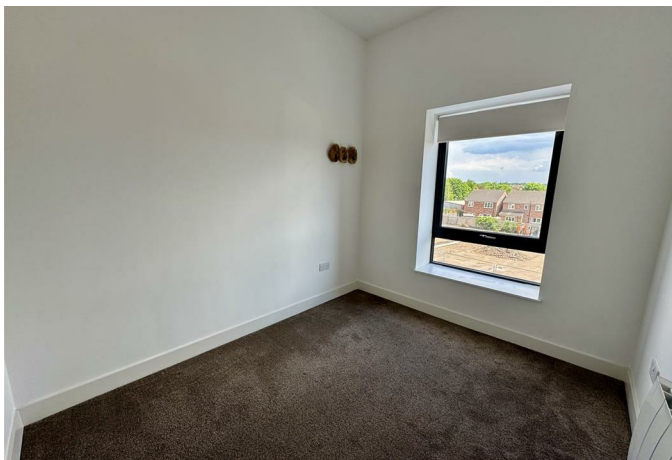
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

### Tenure (Leasehold).

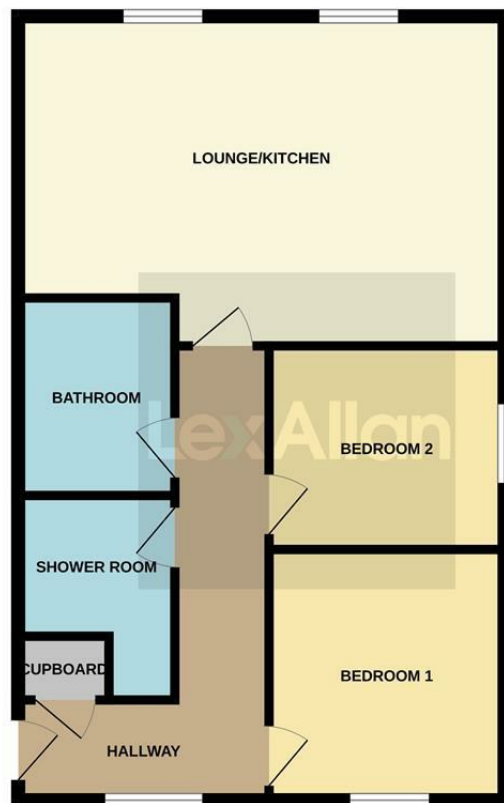
References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 176 years remaining on the lease a ground rent of £200 per annum and a service charge of £1454 per annum. A buyer is advised to obtain verification from their solicitor.

### Council Tax Band B





## SECOND FLOOR

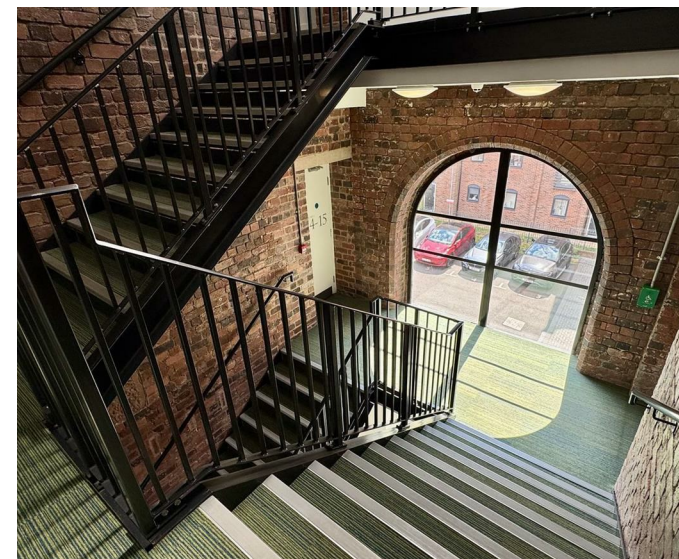


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		66	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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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