



**LexAllan**

local knowledge exceptional service

53 Clifton Street, Old Quarter, Stourbridge, West Midlands,  
DY8 3XT



## \*\* CHARMING HOME ON CLIFTON STREET \*\*

This three bedroom mid terrace nestled within the popular Old Quarter is now ready for its next custodian. Having been truly well maintained inside and out, this truly is a must view. Benefitting from spacious accommodation and being offered with NO UPWARD CHAIN. The property itself briefly comprises of a welcoming reception hall, lounge, dining room, kitchen and family bathroom. To the first floor are three well sized bedrooms and upstairs W.C. To the rear is a private and peaceful garden that is perfect for summer evenings with friends and family. Viewings are available immediately so call today on 01384 442464.



### Approach

Quarry tiled path with mature shrubs to the front.

### Reception Hall

A spacious and bright hall with doors off to all ground floor accommodation, large pantry with stairs leading down to the cellar, stairs rising to first floor, central heated radiator.



### Lounge

14'9" x 11'11" into bay (4.51 x 3.64 into bay )

Glazed bay window to front with sash windows, gas fireplace, central heated radiator.

### Dining Room

11'11" x 11'10" (3.65 x 3.63 )

Glazed sash window to rear, exposed brick feature fireplace, central heated radiator.



### Kitchen

9'3" x 8'10" (2.83 x 2.71 )

Variety of wall and base units, integrated double electric oven, four ring gas hob, sink and drainer, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, glazed window to side, spot lights, access to the lobby.

### Lobby

Access to the kitchen and rear garden, large airing cupboard, tiled flooring, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, W.C, central heated radiator, tiled flooring, two double glazed windows to rear.



## Landing

Bright and airy landing, access to all first floor accommodation, glazed sash window to rear.

## Bedroom 1

12'0" x 11'9" (3.66 x 3.60)

Glazed sash window to rear, feature fireplace, central heated radiator.

## Bedroom 2

11'11" x 10'0" (3.64 x 3.07)

Glazed sash window to front, feature fireplace, central heated radiator.

## Bedroom 3

8'5" x 7'10" (2.58 x 2.40)

Glazed sash window to front, central heated radiator.

## W.C

Wash hand basin, w.c, spot lights.

## Cellar

12'0" x 12'0" (3.67 x 3.67)

Power and lighting throughout

## Garden

A private and peaceful garden that is true asset to 53 Clifton Street. With a stone chipped courtyard which opens up to a neat and tidy lawn area with a border of mature shrubs.

## The Location

Clifton Street is located within easy reach of Stourbridge town centre and it's wide range of shops, bars and restaurants, with excellent public transport links provided via both rail and bus. There are a range of outstanding schools nearby catering for all age groups, and nearby Mary Stevens park is great for the family. The property would serve as an ideal base for the those commuting to nearby commercial centres in Stourbridge itself, or further afield to Birmingham, the Black Country and Worcestershire.

## 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.



## Council Tax Band B

### 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.

### Money Laundering Regulations.

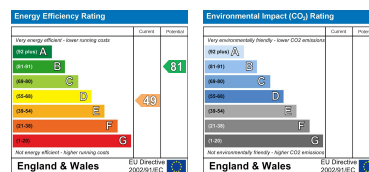
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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. **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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights and depths are for approximate use and are not intended to be used for any other purpose. The services, systems and appliances shown here have not been tested and no guarantee is made for operation or efficiency of the same.  
Made with MyPlan 10.0.21



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