



LexAllan

local knowledge exceptional service

55 John Street, Stourbridge, West Midlands, DY8 5YS

**** DOES A MID TERRACE GET BETTER THAN THIS? ****

Welcome to 'John Street' a charming three bedroom mid terrace that oozes charm & character throughout. Offering spacious accommodation & nestled within a hidden gem of a location this truly is a must view. In brief the property comprises; lounge, dining room, kitchen, bathroom and cellar. To the first floor are three bedrooms along with a fully boarded loft. The real asset is the peaceful garden to rear that is ideal for hosting. Call today to arrange your viewing on 01384 442464.

Approach

Gated front courtyard to front.

Lounge

12'3" x 11'11" (3.75 x 3.64)

Electric fire with exposed brick with surround, double glazed sash window to front, central heated radiator.

Dining Room

12'4" x 11'11" (3.77 x 3.65)

Log burner with surround, stairs rising to first floor, door off to cellar, double glazed window to rear, central heated radiator, opening to the kitchen.

Kitchen

16'8" x 7'6" (5.09 x 2.31)

Variety of wall and base units, electric oven, four ring gas hob with extractor above, plumbing for washing machine, double glazed window to side.

Lobby

Door off to garden, space to tumble dryer.

Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, tiled flooring through, spot lights, double glazed window to rear.



Cellar

12'0" x 11'6" (3.66 x 3.53)

Power and lighting throughout, spot lights.

Landing

Doors off to all first floor accommodation.

Bedroom 1

12'3" x 12'0" (3.75 x 3.66)

Double glazed window to rear, central heated radiator.

Bedroom 2

12'2" x 9'0" (3.71 x 2.76)

Double glazed sash window to front, central heated radiator.

Bedroom 3

12'0" x 6'10" (3.66 x 2.10)

Double glazed sash window to front, central heated radiator.

Loft Space

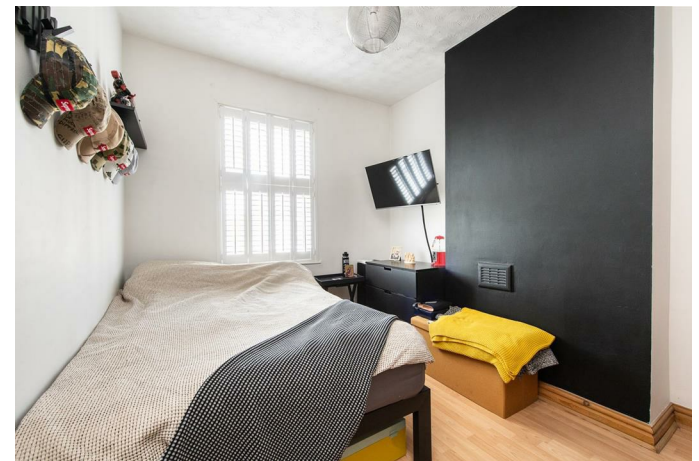
Drop down ladder, boarded throughout, skylight along with power & lighting throughout.

Garden

A true asset is this private & peaceful garden that offers a decked area with pergola that is truly ideal for those summer evenings spent with friends and family. A tidy lawn area with a border of mature shrubs & flowers. Additional gravelled area perfect for a bistro set can be found with two sheds. The garden that just keeps giving!

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.



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.

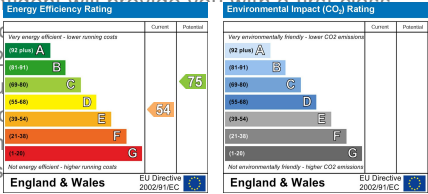
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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 purchase. The maximum referral fee of £218 is the actual fee that you would be paid to us as an intermediary for significant marketing expenses regarding the above, please



Whilst every effort has been made to ensure the accuracy of the floor plan, it is not intended to be a substitute for a professional survey. The plan is for illustrative purposes only and should not be used for any other purpose. The surveyor, system and appliances shown have not been tested and no guarantee can be given regarding their condition or the quality of the work. Please see the relevant reports for further details.



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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