



## 10a, Summer Street, Lye, DY9 8AJ

This two bedroom semi detached property is now ready for its next chapter. Situated a stones throw from a handful of local amenities and super transport links this truly is not one to miss. 10a Summer Street is also offered with NO UPWARD CHAIN! The property comprises of lounge, kitchen/diner, two bedrooms and house bathroom! Viewings are available immediately so call today on 01384 442464!

Price £125,000



## Approach

Steps lead up to gain access to the property.

## Lounge 14' 11 x 13' 28 (4.55m x 3.96m)

Double glazed bay window to front, electric fireplace, door off to cellar, central heating radiator.

## Kitchen/Diner 13' 01 x 10' 53 (3.99m x 3.05m)

Variety of wall and base units, double electric oven, four ring gas hob, plumbing for washing machine and dishwasher, stainless steel sink and drainer, central heated radiator, double glazed window to rear, access to garden, central heated radiator.

## Landing

Doors radiating off to all first floor accommodation.

## Bedroom 1 13' 14 x 11' 95 (3.96m x 3.35m)

Double glazed window to front, central heated radiator.

## Bedroom 2 10' 57 x 6' 38 (3.05m x 1.83m)

Large storage cupboard, double glazed window to rear, central heated radiator.

## Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, central heated radiator.

## Cellar

Stairs leading down from the lounge.

## Garden

Slabbed garden that offers easy maintenance throughout.

## The Location

An ideal base for local schools and nearby shops, public transport services offering links throughout the Black Country and Birmingham. Motorway networks are accessible via the M5 in Halesowen or Bromsgrove. Stevens Park is just a short walk away providing a large outside area ideal for those four legged friends of ours!

## 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 £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.

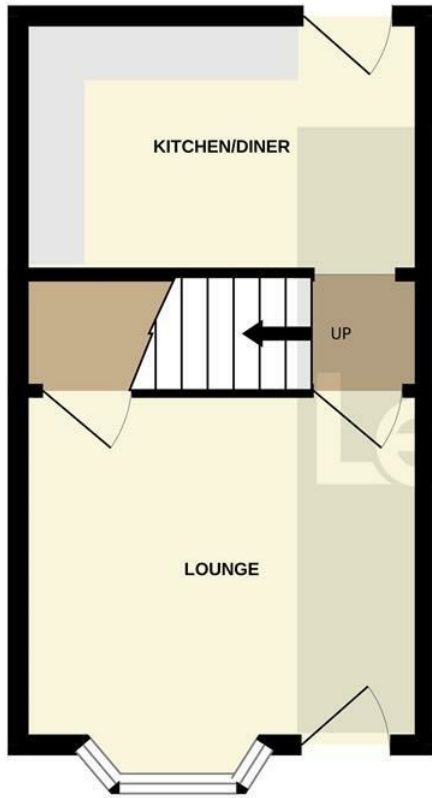
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

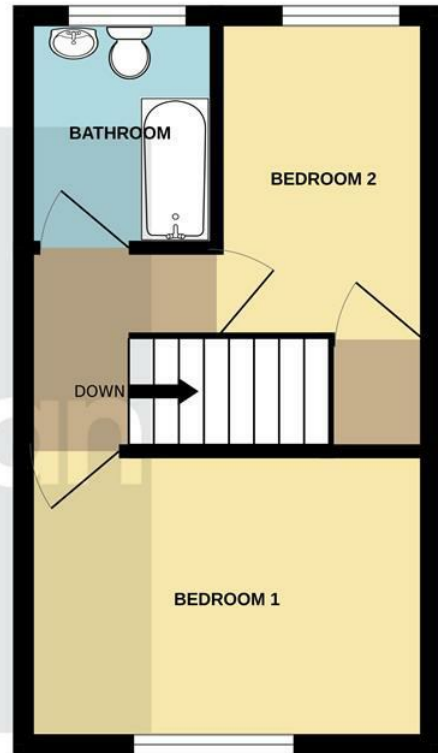
## Council Tax Band A



GROUND FLOOR



1ST 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.  
Made with Metropix ©2023

**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.

**LexAllan**

local knowledge exceptional service

The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk