



LexAllan

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61 John Corbett Drive, Amblecote, Stourbridge, DY8 4BJ

**** CALLING ALL FIRST TIME BUYERS TO JOHN CORBETT DRIVE ****

This exceptional two bedroom end of terrace has been transformed by the current owner to truly create turn key ready perfection. Nestled on John Corbett Drive you are honoured with picturesque views over Stourbridge to the front along with a warm & welcoming neighbourhood. In brief the property comprises; entrance hall, lounge/diner, kitchen & guest w.c. To the first floor are two double bedrooms & house bathroom. To the rear is a peaceful garden along with two allocated parking spaces to the rear. Viewings are highly recommended to appreciate the accommodation on offer. Call today to arrange yours!



Approach

Slabbed path giving access to the property.

Entrance Hall

Spacious hall with opening to the kitchen, door off to lounge along with cupboard housing the washing machine & boiler, central heated radiator, Karndean flooring through.

Kitchen

Modern fitted kitchen with 'Bosch' integrated appliances which include; electric oven, four ring gas hob with extractor above, variety of wall and base units, integrated 'Bosch' dishwasher, Quartz worksurfaces with inset sink with mixer tap, Karndean flooring, spot lights, double glazed window to front.

Lounge/Diner

15'9" x 12'10" (4.81 x 3.92)

A bright and welcoming lounge with double doors opening into the garden, centred gas fire with surround, stairs rise to first floor, two central heated radiator.



W.C

Wash hand basin, w.c, central heated radiator, Karndean flooring.

Landing

Doors off to all first floor accommodation, loft access.

Bedroom 1

12'11" x 9'8" (3.96 x 2.95)

Double glazed window to front with far reaching views, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, bespoke fitted cupboards with Quartz worktops, central heated towel rail, double glazed window to side.

Bedroom 2

10'11" x 8'0" (3.34 x 2.46)

Double glazed window to rear, central heated radiator.

Garden

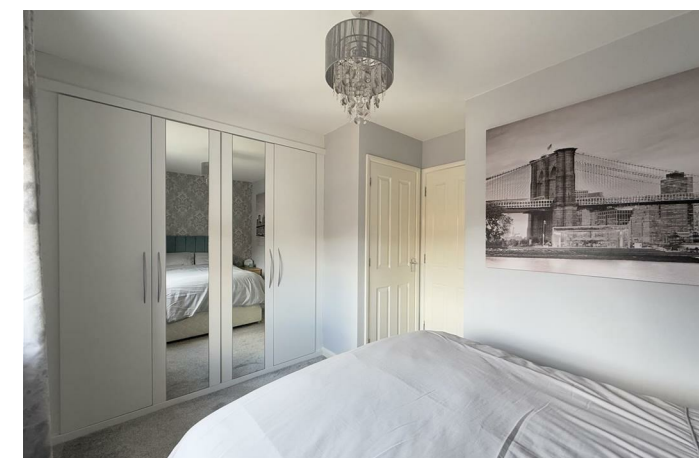
A true sun trap is this peaceful garden that offers patio area that sweeps round to the side, steps lead up to a tidy lawn area with an additional patio that is ideal for hosting sociable summer evenings with friends & family.

Parking

Two allocated parking spaces to the rear.

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. There is a service charge payable of £232 every 6 months.



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 property needs. The maximum referral fee of £200 inc vat. the actual fee that you would pay had it is paid to us as an intermediary on the significant marketing expenditure in so regarding the above, please feel free



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - lower running costs A B C D E F G 7782		Not environmentally friendly - lower CO₂ emissions A B C D E F G 10094	
Not energy efficient - higher running costs England & Wales EU Directive from 2023/91/EC		Not environmentally friendly - higher CO₂ emissions England & Wales EU Directive from 2023/91/EC	

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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