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40 Porters Lodge Clock Tower View, Wordsley, West Midlands,
DY8 5TJ

** CHARMING TWO BEDROOM APARTMENT **

A fabulous opportunity to purchase this wonderful first floor apartment offering spacious accommodation throughout and the extra benefit of a long lease and off road parking! This must see apartment is located within this popular Wordsley location and is suitable for first time buyers, buy to let investors or downsize alike. The property comprises of a welcoming entrance hall, two double bedrooms, bathroom plus shower room en suite, spacious lounge/diner, kitchen, secure communal entrance, one allocated parking space plus maintained communal gardens.

Communal Hallway

Accessed via a secure telephone intercom system giving entry to the welcoming communal entrance having post boxes to the side and stairs rising to the first floor.

Entrance Hall

Wall mounted electric heater, storage cupboard, doors to both bedrooms, bathroom and spacious lounge diner.

Lounge/Diner

19'06 x 10'4 (5.94m x 3.15m)

A spacious lounge diner with seven double glazed windows, feature wall mounted electric fire, wall mounted electric heater and door into kitchen.

Kitchen

11'11 x 8'06 (3.63m x 2.59m)

Inset stainless steel sink top with drainer, range of wall and base units, built in oven with 4 ring electric hob and cooker hood, plumbing for washing machine, space for fridge freezer, two double glazed windows and wall mounted electric heater.

Bedroom One

11'11 x 8'06 (min) (3.63m x 2.59m (min))

Built in wardrobe with mirror fronted sliding doors, shower room en suite off, two double glazed windows over looking communal gardens and wall mounted electric heater.

Shower Room En Suite

Corner shower cubicle with shower fitting, low flush WC, pedestal wash hand basin, wall tiles and wall mounted electric heater.



Bedroom Two

11'11 x 8'06 (3.63m x 2.59m)

Double glazed window and wall mounted electric heater.

Bathroom

Panelled bath, low flush WC, pedestal wash hand basin, wall tiles, double glazed window and wall mounted electric heater.

Communal Gardens

Having maintained neat and tidy lawn area.

Allocated Parking

The apartment benefits from one allocated parking space along with additional visitor spaces.

The Location

Wordsley offers many local amenities including schools at both junior and senior levels, canal walks, King George V Park, Red House Glass Cone, pubs and eateries, regular bus services run from Stream Road into Stourbridge bus station, and Kingswinford also has a great selection of shops for all day to day needs, and the choice of two supermarkets

Council Tax Band A

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 188 years remaining on the lease a ground rent of £140 per annum and a service charge of £1500 per 6 months. A buyer is advised to obtain verification from their solicitor.



Referral Fees.

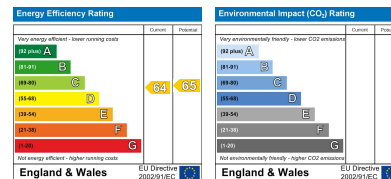
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Money Laundering Regulations.

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. As your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase. In order to comply with Money Laundering Regulations, from June 2017, 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.

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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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