



**LexAllan**  
local knowledge exceptional service

15 Constable House 28 New Road, Stourbridge, West  
Midlands, DY8 1RP



\*\*\* STYLISH APARTMENT WITH MEZZANINE LEVEL \*\*\* A beautifully appointed first floor apartment within the popular development known as 'Station House'. This stunning apartment located in Constable House was converted by Lovell Homes in 2020 providing the perfect blend of the characterful and charming features including the astonishing high ceilings mixed with a contemporary finish. This wonderful apartment is accessed via secured gated entry to the communal parking and has the extra benefit of its own solar panels. Offering the perfect lock up and leave or first time purchase, this spacious apartment is not one to miss and viewings are highly recommended to fully appreciate the property on offer.

#### Approach

The approach is by way of secure electric gates accessed via both fob and intercom entry opening into the communal parking area including electric car charging spaces. The communal parking is surrounded by neat and tidy flowering shrubs, an additional secured pedestrian gate and bin store.

#### Communal Entrance

The communal areas are well decorated and beautifully maintained having stairs rising to the first floor and post boxes to the ground floor.

#### Entrance Hall

A welcoming entrance hall with stairs rising to the mezzanine level, useful storage cupboard, wall mounted electric heater, doors radiating off to the downstairs bathroom, kitchen/living room and bedroom two.

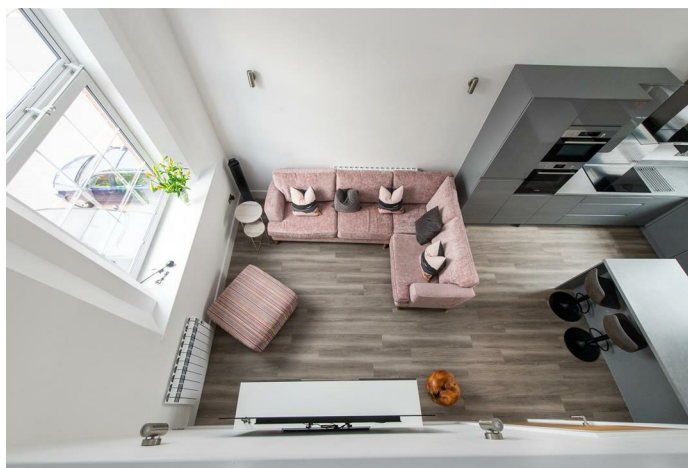
#### Downstairs Bathroom

Low flush WC, panelled bath, wall mounted wash hand basin, wall and floor tiles, extractor fan and chrome heated towel rail.

#### Bedroom Two

10' 2" x 9' 4"

Large understairs storage cupboard, double glazed window and wall mounted electric heater.





#### Kitchen Diner Area

17' 10" x 11' 2"

This room is open plan with the living area and offer the complete wow factor having inset stainless steel sink top with drainer built into work top, wall and base units, a range of 'Bosche' appliances including built in oven and microwave, 5 ring induction hob and cooker hood, integrated fridge freezer, dishwasher and washing machine. A feature island centres the room with further base units and useful breakfast bar, two double glazed windows and wall mounted electric heater.



#### Living Area

14' 3" x 11' 1"

Airing cupboard housing water tank, double glazed window and two wall mounted electric heaters.

#### Bedroom One (Mezzanine Level)

12' 10" x 10' 2"

With glass balustrade over looking the living area, wall mounted electric heater and door into the dressing room.

#### Dressing Room (Mezzanine Level)

11' 4" x 8' 7"

Stylish fitted wardrobes, wall mounted electric heater and shower room en suite off.

#### Shower Room (Mezzanine Level)

Shower cubicle with shower fitting, wall mounted wash hand basin, low flush WC, wall and floor tiles, extractor fan and chrome heated towel rail.

#### Location

Constable House is located in a good proximity to Birmingham, Dudley and Wolverhampton, with excellent transport links such as Stourbridge junction rail station is just 1.7 miles away which serves on the Birmingham and Kidderminster line. The apartment is perfectly located to close amenities such as Stourbridge town centre, Supermarkets such as Aldi, Tesco extra and Merry Hill intu shopping centre - a home to some major high street retailers, department stores, restaurants and more.

#### Council Tax Band B

#### 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 247 years remaining on the lease a Peppercorn ground rent and a service charge of £1150.00 per annum. 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.







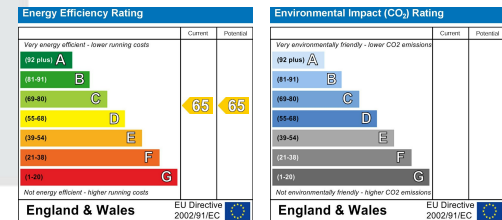
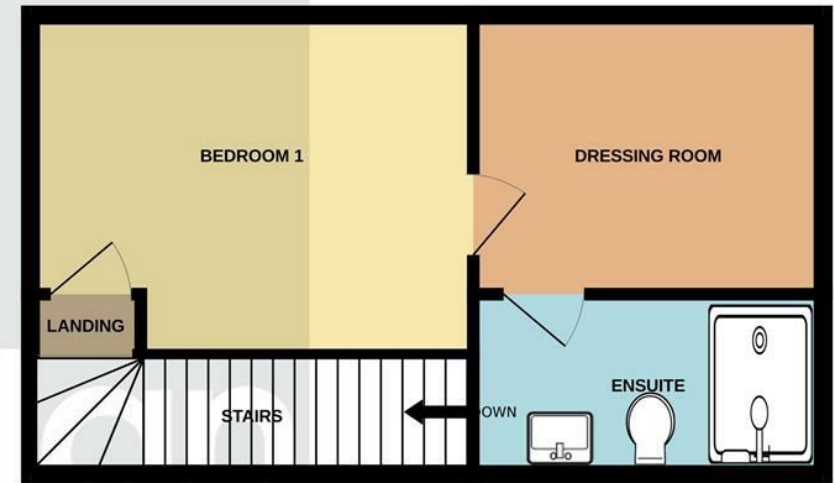
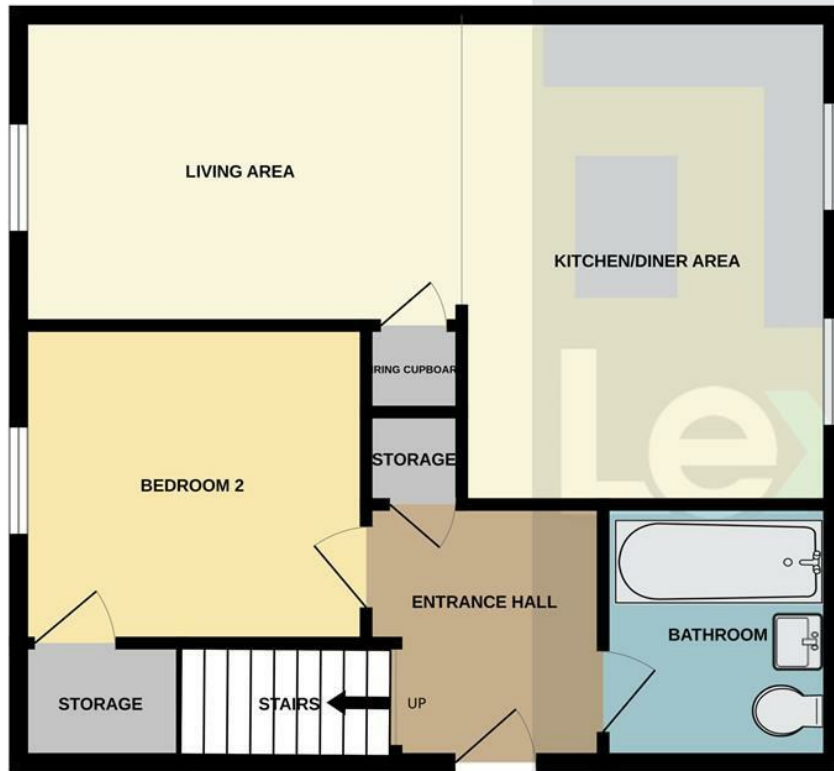




Lex Allan  
Stourbridge

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.  
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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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