



LexAllan

local knowledge exceptional service

Flat 25, Priory Court Glass House Hill, Stourbridge, West Midlands,
DY8 1NJ

**** PRIME APARTMENT INT HE HEART OF OLDSWINFORD

Situated within this hugely popular RETIREMENT COMMUNITY at Priory Court, this fabulous first floor flat offers STYLE AND COMFORT within a highly convenient location. Flat 25 has been modernised throughout and offers turn key ready accommodation. This two bedroom apartment is perfect for those looking to live with amenities surrounding them. The property is available to the over 60's and offers PEACE OF MIND with emergency pull cords throughout, and a House Warden on site during the week. The property comprises of a welcoming entrance hall, lounge/diner, modern fitted kitchen, two bedrooms, bathroom. Viewings are available immediately!

Communal Area

Secure and well maintained communal hall with lift and stairs to multiple floors, also offers communal laundry room.

Entrance Hall

Spacious hall offering access to all accommodation, two storage cupboards

Lounge

10'9 x 16'2 (3.28m x 4.93m)

A spacious lounge with double glazed window to rear, central heating radiator, access to kitchen.

Kitchen

8'5 x 8'8 (2.57m x 2.64m)

Modern fitted kitchen with a variety of wall and base units, stainless sink and drainer, electric oven, electric hob with extractor above, central heating radiator, glazed window to front.

Bedroom One

10'5 x 10'11 max (3.18m x 3.33m max)

Fitted wardrobes, double glazed window to rear, central heating radiator.



Bedroom Two

7'8 x 7'8 (2.34m x 2.34m)

Double glazed window to side, central heating radiator.

Bathroom

Bath with shower over, wash hand basin, W.C vanity unit, central heating radiator, double glazed window to side.

The Location

Tucked away in this lovely retirement complex in the very heart of Oldswinford, most of the village's excellent amenities are close to hand such as a wide range of shops, eateries and public transport including Stourbridge Junction train station just a few hundred yards distant. Mary Stevens park is a relatively short walk for the more active, and the area provides a perfect base for those travelling by car with the Midland motorway network accessible via the M5 from either Halesowen or Bromsgrove.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold with 77 years on the lease and a £1500 per annum service charge. A buyer is advised to obtain verification from their solicitor. Event Fee Applicable - When the owner sells the property, they are liable to pay an "event fee" to the freeholders equating to 1% of the sale price for each year that they have owned it.

Council Tax Band B



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 costs. **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.



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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Energy Efficiency Rating			Environmental Impact (CO2) Rating		
Current	Target	Score	Current	Target	Score
A	A	76	A	A	78
B	B	75	B	B	77
C	C	74	C	C	76
D	D	73	D	D	75
E	E	72	E	E	74
F	F	71	F	F	73
G	G	70	G	G	72