



LexAllan

local knowledge exceptional service

19 Fox Covert, Old Quarter, Stourbridge, West Midlands, DY8
3TW

**** SOUGHT AFTER LOCATION ****

This two bedroom mid terrace is perfect for those looking to make that step onto the property ladder. Benefitting from spacious accommodation and NO UPWARD CHAIN, this truly is a must view. This property in brief comprises, lounge, kitchen, two double bedrooms, bathroom and private rear garden. Off road parking can be found to the front of the property. Viewings are available immediately.

Approach

Off road parking to front.

Hall

Door radiating off to the lounge.

Lounge

14'8" x 11'9" (4.48 x 3.60)

Electric fireplace with surround, stairs rising to first floor, glazed window to front, central heated radiator, door off to kitchen.

Kitchen

11'9" x 10'4" (3.60 x 3.16)

Variety of wall and base units, stainless steel sink and drainer, double electric oven, four ring gas hob, double glazed window to rear, under stair storage, central heated radiator.

Landing

Doors radiating off to all first floor accommodation.

Bedroom 1

11'9" x 8'10" (3.60 x 2.71)

Double glazed window to rear, central heated radiator.

Bedroom 2

11'9" x 9'1" (3.60 x 2.79)

Glazed window to front, central heated radiator.



Bathroom

Bath with electric shower over, wash hand basin, w.c, electric heated towel rail.

Rear Garden

Slabbed patio area with generous lawn.

The Location

Being located just off Bowling Green Road this property is located within easy reach of Stourbridge town centre and it's wide range of shops, bars and restaurants, with excellent public transport links provided via both rail and bus. There are a range of outstanding schools nearby catering for all age groups, and nearby Mary Stevens park is great for the family. The property would serve as an ideal base for those commuting to nearby commercial centres in Stourbridge itself, or further afield to Birmingham, the Black Country and Worcestershire..

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.



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.



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.

These plans should not be relied upon as a basis of any financial investment. Measurements of length, distance, area, and any other items are approximate and any responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used by you for prospective purchase. The services, systems or appliances shown may not be present and are for general information only. All to be taken as an indication only.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
38	58	4	4
Energy Efficiency Rating: 38 (Current), 58 (Potential)		Environmental Impact (CO ₂) Rating: 4 (Current), 4 (Potential)	
England & Wales		England & Wales	

Council Tax Band B

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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