



**LexAllan**

local knowledge exceptional service

36 Surrey Drive, Kingswinford, West Midlands, DY6 8HR

## 'NO UPWARD CHAIN'

Being move in ready and with no upward chain this is the ideal property for first time buyers, downsizers or even buy to let investors. This two bedroom ground floor apartment boasts high quality accommodation and takes full advantage of the West facing patio area with some of the best sunsets in the West Midlands that the rear lounge opens onto. The property itself comprises of a communal parking area, porch, lounge, modern kitchen, hallway, two bedrooms and modern bathroom. For further information or to arrange your viewing contact the office.



### Approach

Via communal car park with allocated parking for one vehicle, the stairs down lead to patio area leading to front door

### Porch

Door to rear, double glazed window to side and central heating radiator

### Lounge/Diner

13'7" x 13'5" (4.16 x 4.09)

Double glazed door to rear, double glazed window to side and central heating radiator

### Kitchen

13'0" x 7'8" (3.97 x 2.35)

Double glazed window to side, large number of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, electric oven, integrated washing machine, central heating radiator, space and plumbing for dishwasher and cupboard off housing boiler

### Hall

Cupboard and doors radiating off to:

### Bedroom One

13'1" x 9'8" (3.99 x 2.96)

Double glazed window to rear and central heating radiator

### Bedroom Two

13'1" x 7'5" (3.99 x 2.28)

Double glazed window to side and central heating radiator

### Shower Room

Cupboard off, low level w.c, wash hand basin with mixer tap and storage below, shower, double glazed window to rear, extractor fan and heated towel rail

### Patio area

West facing patio being exclusive to the occupiers of this property.



### Location

The property provides the ideal base for those wanting to take advantage of nearby local amenities such as schools, local shops, public transport services and gives great access to the surrounding countryside

### 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.

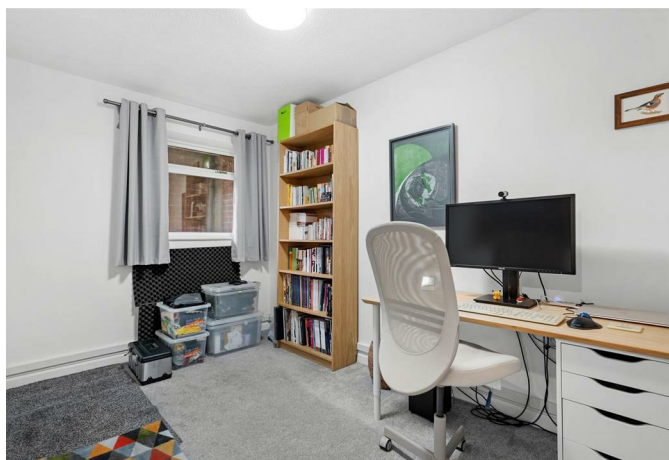
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

### 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 a share of the freehold, having 157 years remaining on the lease and a service charge of £960 per annum. A buyer is advised to obtain verification from their solicitor.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Future	Passive	Current	Future	Passive
Very energy efficient - lower energy costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher energy costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
70	73				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 60.9 sq. metres (656.0 sq. feet)



Total area: approx. 60.9 sq. metres (656.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



**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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