



LexAllan

local knowledge exceptional service

46 Caslon Crescent, Norton, Stourbridge, West Midlands, DY8 3EZ

'NO UPWARD CHAIN'

This one bedroom maisonette offers spacious accommodation being recently decorated through out with the added bonus of parking and private garden. The property itself comprises of a private entrance door into entrance hall, stairs to the main accommodation including lounge, kitchen, bedroom and bathroom. For further information or to arrange your viewing contact the office.

Entrance Hall

Door to front, central heating radiator, double glazed window to side and stairs rising to accommodation

Hallway

Double glazed window to side, cupboard off and doors radiating off

Lounge

8'10" x 11'9" (2.7x3.6)

Double glazed window to front and central heating radiator

Kitchen

8'10" x 7'10" (2.7x2.4)

Double glazed window to front, range of wall and base units with work surface over incorporating sink with mixer tap, tiled splash backs, space and plumbing for washing machine and combi boiler

Bedroom

10'5" x 10'9" (3.2x3.3)

Double glazed window to rear, central heating radiator and cupboard off

Bathroom

Low level w.c, wash hand basin, double glazed window to rear, central heating radiator, tiled splash backs, extractor fan, bath with shower over and access to loft space



Money Laundering Regulations.

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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee of £120. 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.

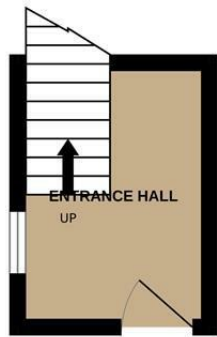
Tenure (Leasehold).

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 91 years remaining on the lease a ground rent of £20 per annum and a service charge of £230 per annum. A buyer is advised to obtain verification from their solicitor.

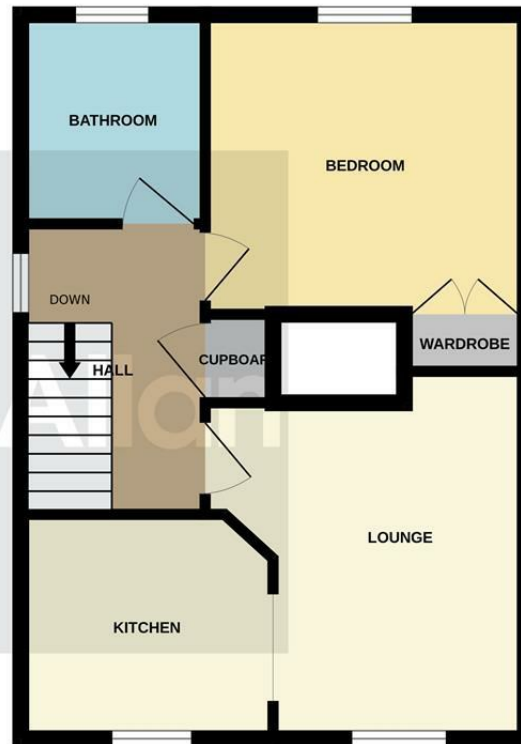
Council Tax Band A



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-120 kWh/m ² /year	A		
81-100 kWh/m ² /year	B		
61-80 kWh/m ² /year	C		
41-60 kWh/m ² /year	D	64	64
21-40 kWh/m ² /year	E		
1-20 kWh/m ² /year	F		
0 kWh/m ² /year	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
101-120 g/kWh	A		
81-100 g/kWh	B		
61-80 g/kWh	C		
41-60 g/kWh	D		
21-40 g/kWh	E		
1-20 g/kWh	F		
0 g/kWh	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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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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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