



**LexAllan**

local knowledge exceptional service

59 Queen Street, Kingswinford, West Midlands, DY6 7AG



'Fantastic first time purchase'

This two bedroom semi detached has been recently modernized and offers attractive high quality accommodation throughout, whilst within a short walk away from a large host of local amenities. The property itself comprises of entrance hall, lounge, kitchen, diner, and cloakroom. To the first floor are two good sized bedrooms and shower room. Finally to the rear a low maintenance garden. For further information or to arrange your viewing contact the office.



#### Approach

Tarmac area and access to side, EV charge wall mounted.

#### Entrance Hall

Central heating radiator, stair rising to first floor accommodation, double glazed window and door to side

#### Living Room

10'8" x 13'6" (3.27m x 4.12m)

Double glazed window to front and central heating radiator

#### Cloakroom

Wash hand basin with mixer tap and storage below, low level w.c, double glazed window to rear, central heating radiator and tiled splash backs

#### Kitchen

12'9" x 9'9" (3.89m x 2.99m)

Range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, dishwasher, fridge, freezer and cupboard off

#### Dining Area

8'2" x 8'2" (2.49m x 2.49m)

Double glazed windows and door and central heating radiator

#### Landing

Access to loft space housing combi boiler and door off

#### Bedroom One

9'9" x 13'6" (2.98m x 4.12m)

Central heating radiator and double glazed window to rear

#### Bedroom Two

7'4" x 13'11" (2.24m x 4.26m)

Double glazed window to front and central heating radiator

#### Bathroom

Heated towel rail, low level w.c, double glazed window to side, wash hand basin with mixer tap and storage below, shower, central heating radiator, tiled splash back and extractor fan





### Rear Garden

Block paved patio, decking, Astro turf, flower beds, gated side access and fencing to enclose

### The Location

Located in the heart of Kingswinford Village with its wide range of shops, pubs & eateries and excellent local public transport links provided via bus. There are a range of outstanding schools nearby catering for all age groups, and the beautiful King George V Park is perfect 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 Wolverhampton, 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.

### 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 marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

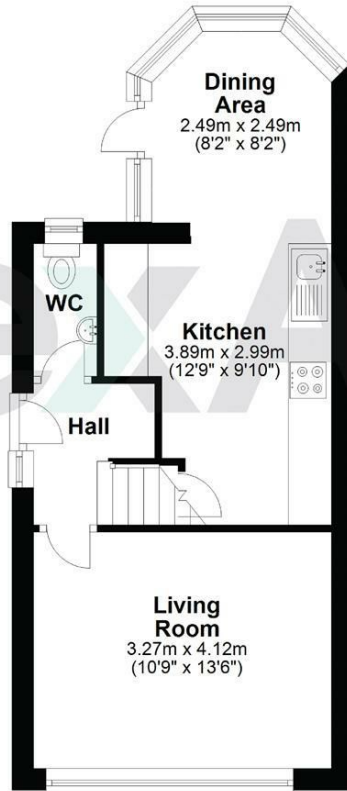






### Ground Floor

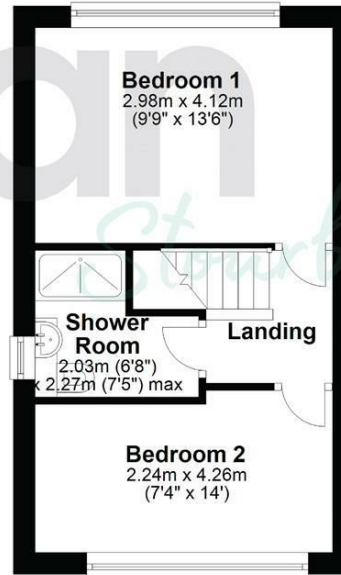
Approx. 36.8 sq. metres (395.8 sq. feet)



Energy Efficiency Rating		Current	Target	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(95-100) A			88	(10-20) G			
(85-95) B		74		(30-40) F			
(75-85) C				(40-50) E			
(65-75) D				(50-60) D			
(55-65) E				(60-70) C			
(45-55) F				(70-80) B			
(35-45) G				(80-90) A			
(1-35) H				(90-100) A			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	88	England & Wales		EU Directive 2002/91/EC	74

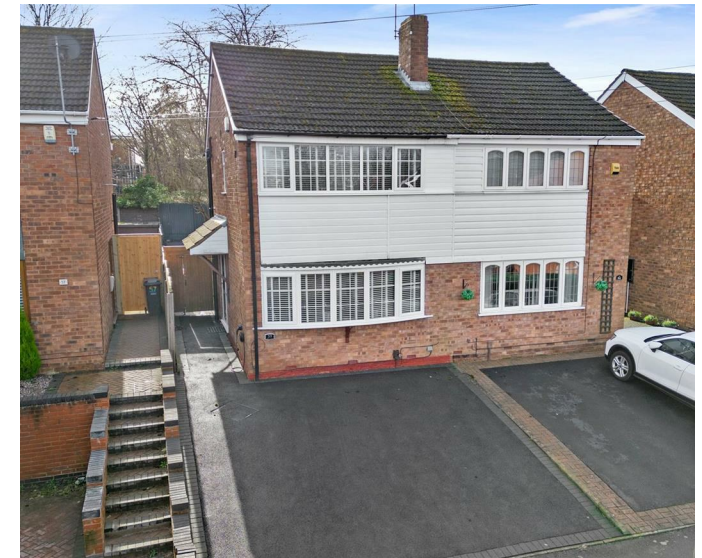
### First Floor

Approx. 30.3 sq. metres (325.6 sq. feet)



Total area: approx. 67.0 sq. metres (721.4 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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