



LexAllan

local knowledge exceptional service

7 Withymoor Road, Stourbridge, DY8 4JP

Offered with no upward chain this three storey townhouse in need of updating, offering spacious accommodation and ideal for first-time buyer's or families. The property comprises three bedrooms, a family bathroom, and an additional guest toilet. Living space includes good sized lounge, kitchen, and ample storage throughout. Externally the home benefits from a garage, driveway parking and sizeable rear garden. Conveniently located close to Stourbridge town centre, the property is within easy reach of a wide range of shops, eateries and excellent transport links, making it ideal for commuters.

Reception Hallway

Entrance via upvc door in to large reception hallway with stairs leading to first floor, large cloaks cupboard and further door leading to bin store.

Lounge

15'11" x 12'11" (4.62 x 3.95)

Excellent size lounge with upvc window overlooking to the rear garden and featuring patio doors. Central light point, radiator and electric sockets.

Kitchen

11'11" x 10'4" (3.64 x 3.15)

Various base and wall mounted units, single sink, stowaway space for cooker, fridge and washing machine, walk in pantry housing combi boiler, and further storage cupboard. Upvc window overlooking to the front of the property, radiator and electric sockets.

Guest Cloakroom

Having low flush wc.

Landing

Stairs lead from first floor to large landing having airing cupboard and central light point.



Bedroom One 13'9" x 8'11" (4.21 x 2.72)

Having upvc window overlooking to the front of the property, built in double wardrobes, ceiling light point, radiator, and electric socket.

Bedroom Two 12'9" x 7'10" (3.90 x 2.39)

Good size double bedroom with upvc window overlooking to the rear of the property, ceiling light point, electric socket and radiator.

Bedroom Three 9'11" x 6'11" (3.04 x 2.12)

Upvc window over looking to the rear of the property, ceiling light point, radiator and electric socket.

House Bathroom

Bath with electric shower, pedestal hand wash basin, low flush wc, obscured upvc window overlooking to the front of the property, central ceiling light point.

Garage 16'9" x 8'0" (5.12 x 2.46)

Outside

Patio area leading to sizeable lawn, fencing to both sides with mature shrubs and plants. To front of property driveway.

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.



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 £30 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 £300 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 Financial Advice on your behalf. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		2002/91/EC	76
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		2002/91/EC	61

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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