



LexAllan

local knowledge exceptional service

11 Enville Place Short Street, Stourbridge, DY8 1XT

** CHARMING BUNGALOW, CHARMING LOCATION **

This two bedroom bungalow residence in excellent condition is within this established and popular retirement complex (over 60's) hosted by Green Square Accord set around a central courtyard offering parking (not allocated) and landscaped gardens with a feature carp pool.

The bungalow is gas centrally heated and double glazed with the additional bonus of attractively maintained rear garden with patio and storage shed. A warden is regularly on site to assist residents where necessary. A front door opens to an entrance porch and in turn leads to the sizeable lounge diner, a fitted kitchen with additional storage off. A rear hallway affords a large walk in store as well as separate airing cupboard and access to loft space. Two double bedrooms are located to the rear, the main bedroom with built in wardrobe storage and the second bedroom could lend itself as a dining room if required and has double glazed sliding patio window direct to the conservatory. A bathroom with walk in bath is ideal for the those with some level of disability. All offered with no upward chain. For further information or to arrange your viewing contact the office.

Approach

Communal parking area, block paved pathways, lawns, flower beds and pond

Porch

Double glazed door to front.

Lounge

17'0" x 11'1" (5.2 x 3.4)

Double glazed window to front, gas fire and central heating radiator.

Kitchen

13'1" x 6'2" (4.0 x 1.9)

Double glazed window to front, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, moveable storage cupboard, integrated oven and fridge, space and plumbing for washing machine, tiled splash backs, pantry off and central heating radiator.

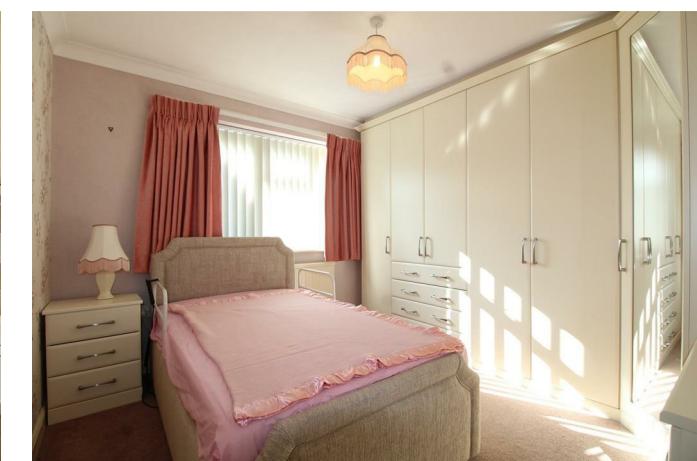
Inner Hall

Access to loft space, cupboard and doors off.

Bedroom One

10'2" x 11'1" (3.1 x 3.4)

Double glazed window to rear, central heating radiator, fitted blinds and built in wardrobe.



Bedroom Two

7'2" x 11'5" (2.2x3.5)

Double glazed sliding door to rear and central heating radiator.

Conservatory

9'6" x 7'10" (2.9x2.4)

Tiled floor, fitted vertical blinds, double glazed doors, full glass roof and windows.

Bathroom

Walk in bath with mixer tap and shower, heated towel rail, wash hand basin with mixer tap and storage below, WC, tiled floor and splash backs, extractor fan and electric fan heater.

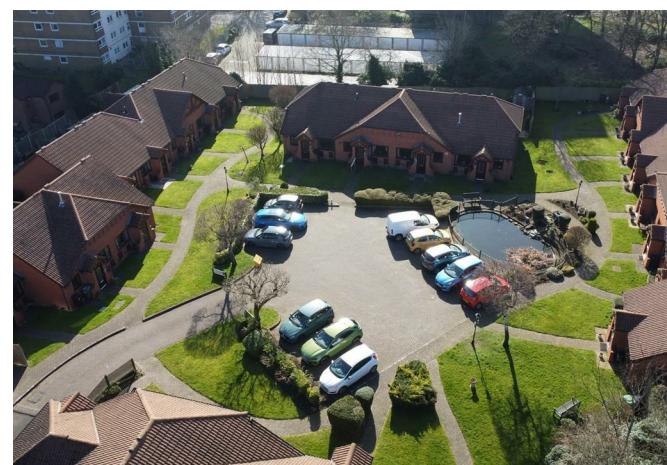
Rear Garden

Patio, lawn, side gates and fencing to enclose.

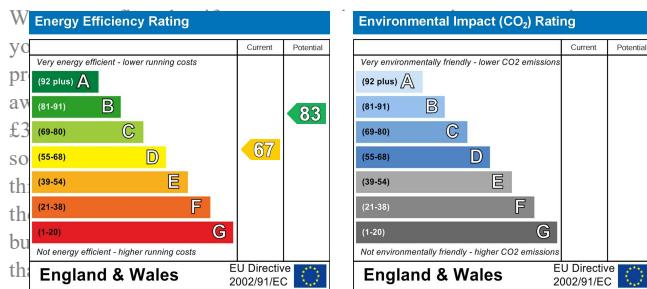
Money Laundering Regulations.

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 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 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 89 years remaining on the lease and a service charge of £202.67 per month. A buyer is advised to obtain verification from their solicitor. We are also advised of an event fee of 0.5% once you sell on the property.

Council Tax Band C

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.



11 ENVILLE PLACE DY8 1XT

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. The floorplan is for identification purposes only and must not 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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