

LexAllan

local knowledge **exceptional service**

107 Trefoil Gardens, Amblecote, Stourbridge, DY8 4DY

** SHARED OWNERSHIP OPPORTUNITY, CALL US TODAY **

This spacious two-bedroom, second floor apartment is available through 25% shared ownership and offers well proportioned accommodation throughout. Situated within the popular Trefoil Gardens development, the property benefits from an excellent range of local amenities right on its doorstep, as well as the added advantage of secure gated parking.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge/diner, fitted kitchen, generous master bedroom with en suite shower room, a further double bedroom and a separate family bathroom. Allocated parking can be found on the development along with multiple visitor spots.

Offering comfortable modern living in a convenient location, this property presents an excellent opportunity for those looking to take their first step onto the property ladder through shared ownership.

Early viewings are highly recommended to fully appreciate the space, location and accommodation this fantastic apartment has to offer.







Aproach
Allocated parking can be found to the front along with well maintained communal grounds and path leading to the communal halls.

Communal Halls
Spacious hall with stairs leading to the second floor.

Entrance Hall
Doors off to all accommodation, intercom system.

Lounge/Diner
20′8″ x 13′4″ (6.30 x 4.08)
Open planned living with Juliet balcony, double glazed window to front, opening to the kitchen, two central heated radiator.

Kitchen
13′4″ x 5′10″ (4.07 x 1.79)
Variety of all and base units, electric oven, four ring gas hob with extractor over, sink and drainer, plumbing for washing machine, double glazed window to rear, central heated radiator, storage cupboard housing the boiler.





Bedroom 1
11′4″ x 10′0″ (3.47 x 3.07)
Door off to en-suite, built in wardrobes, double glazed window to rear, central heated radiator.

En-Suite
Shower, wash hand basin, w.c, chrome heated towel rail.

Bedroom 2
14′10″ x 7′4″ (4.54 x 2.25)
Two double glazed windows to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, central heated radiator.

Parking

Allocated parking to the front along with visitor spots.

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 105 years remaining on the lease a ground rent of £21.05 per annum and a service charge of £1,692 per annum. A buyer is advised to obtain verification from their solicitor. This is being sold with 25% with a rent payable of £558 per month.

Money Laundering Regulations.

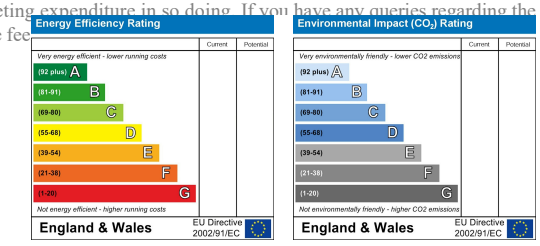
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 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.

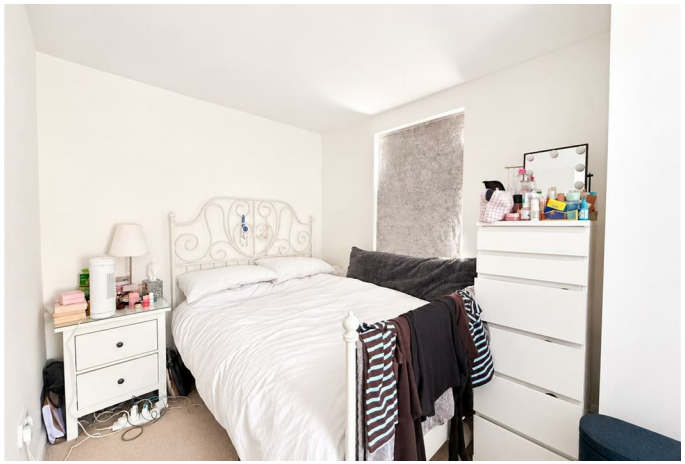
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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 fee













SECOND FLOOR



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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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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