

LexAllan

local knowledge **exceptional service**

48 Brooklands, Stourbridge, DY8 5UN

Three Bedroom Semi Detached Property – No Upward Chain.

Situated in a popular residential location, this three-bedroom semi-detached property offers an excellent opportunity for buyers looking to modernize and create a home to their own taste.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room, kitchen and useful downstairs shower room. To the first floor are three bedrooms, with an additional WC conveniently located off the master bedroom.

Externally, the property benefits from a driveway providing off-road parking, a garage and a rear garden.

Offered for sale with no upward chain, this property presents fantastic potential and would make an ideal purchase for first-time buyers, families or investors alike.

Early viewing is highly recommended to appreciate the potential on offer.

Approach
Drive to front giving access to garage, path to front door and slate chip bedding.

Hallway
Door to front and stairs off.

Lounge
13′9″ x 13′5″ (4.2 x 4.1)
Double glazed window to front, gas fire and central heating radiator.

Dining Room
8′10″ x 11′9″ (2.7 x 3.6)
Window to rear, double glazed window to side and central heating radiator.

Shower Room
Central heating radiator, WC, window to rear, wash hand basin, shower, tile splash backs and extractor fan.

Kitchen
15′8″ x 5′6″ (4.8 x 1.7)
Double glazed window to rear, door to side, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine, tile splash backs and floor.

Landing
Double glazed window to side, access to loft space and doors off.

Bedroom One
10′5″ x 13′5″ max (3.2 x 4.1 max)
Double glazed window to front and central heating radiator.







WC

Double glazed window to front, wash hand basin with mixer tap and storage below and WC.

Bedroom Two

12′5″ x 7′6″ (3.8 x 2.3)

Double glazed window to rear.

Bedroom Three

8′10″ x 8′10″ (2.7 x 2.7)

Double glazed window to rear and central heating radiator.

Garage

20′0″ x 7′10″ (6.1 x 2.4)

Doors to front and side and window to rear.

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 feel free to contact us.

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.





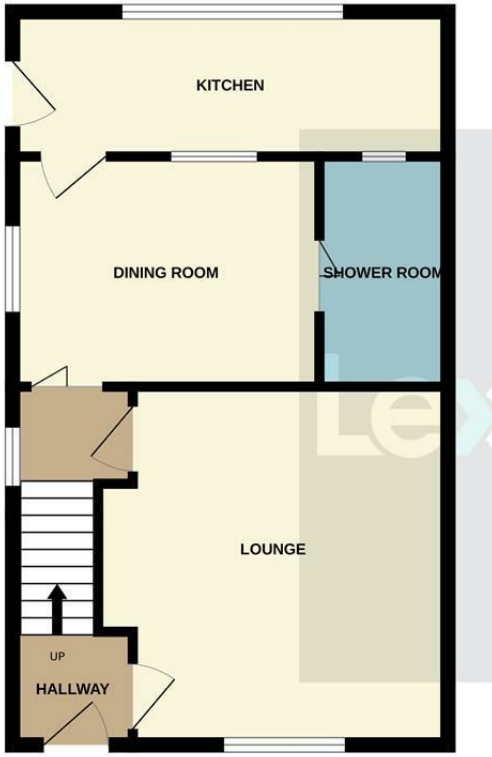




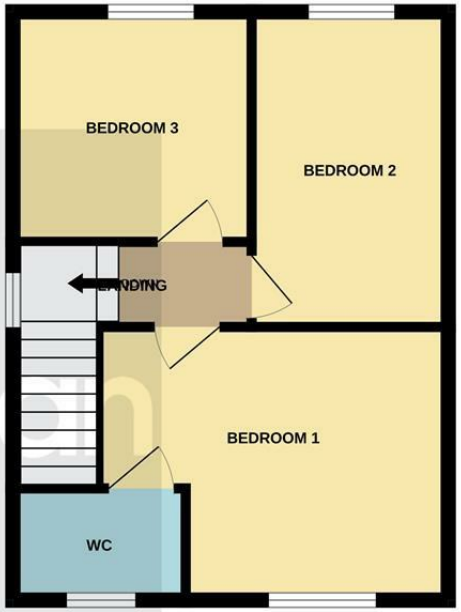




GROUND FLOOR



1ST 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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