



**LexAllan**

local knowledge exceptional service

45 Marine Crescent, Stourbridge, DY8 4XP

**\*\* FIRST TIME BUYER? THIS ONE IS FOR YOU \*\***

This three bedroom semi detached property has been truly well maintained by current owner & is now being offered with NO UPWARD CHAN. Nestled on one of Wordsleys most sought after addresses you are truly surrounded by superb amenities on your doorstep. In brief the property comprises; porch, lounge, dining room, kitchen, three well sized bedrooms & house bathroom. To the rear is a peaceful garden along with parking & garage to the front. Viewings are highly recommended to appreciate the accommodation on offer.

**Approach**

Driveway to front with tidy lawn area.

**Porch**

Door off to lounge.

**Lounge**

15'2" x 11'3" (4.63 x 3.44 )

Double glazed bay window to front, electric fire, stairs rise to first floor, central heated radiator.

**Dining Room**

11'2" x 7'10" (3.42 x 2.40 )

Patio doors open to allow access to the garden, door off to kitchen, central heated radiator.

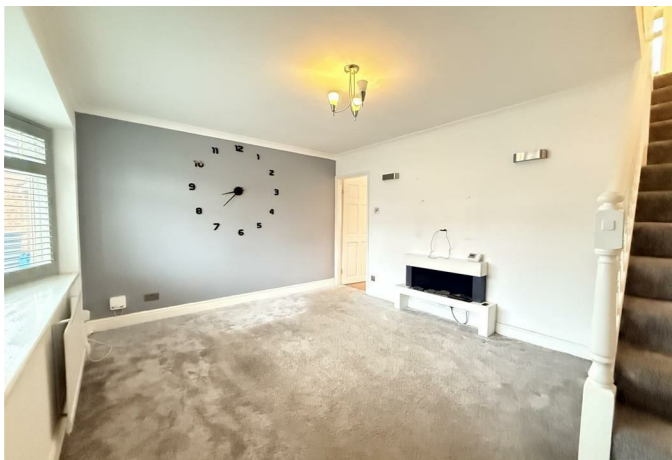
**Kitchen**

11'3" x 6'11" (3.44 x 2.13 )

Variety of wall and base units, 'Bosch' oven, four ring gas hob, integrated dishwasher, sink and drainer, plumbing for washing machine, double glazed window to rear, tiled splashback.

**Landing**

Doors off to all first floor accommodation, airing cupboard, loft access.



### Bedroom 1

11'4" x 9'0" (3.47 x 2.75 )

Double glazed window to front, central heated radiator.

### Bedroom 2

11'4" x 8'11" (3.47 x 2.73 )

Double glazed window to rear, central heated radiator.

### Bedroom 3

6'6" x 6'0" (1.99 x 1.84 )

Double glazed window to front, central heated radiator.



### Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, spot lights.

### Garden

Private & peaceful garden with patio area perfect for summer evening spent with friends & family, tidy lawn with mature shrubs, door access to the garage.

### Garage

Electric roller shutter door to front.

### Council Tax Band B

### 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.



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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		67	84

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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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