



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.



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

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		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.

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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