



LexAllan

local knowledge exceptional service

34 Hill Street, Old Quarter, Stourbridge, DY8 1AL

**** A CHARMING HOME NESTLED IN THE HEART OF THE OLD QUARTER ****

Discover this delightful two-bedroom mid-terrace home, perfectly positioned in one of the Old Quarter's most sought-after locations. Warm and welcoming from the moment you step inside, this property offers stylish, turnkey accommodation that's been lovingly maintained by the current owner.

The ground floor features a cosy lounge, an inner hallway with access to the bathroom and utility room, and a bright open-plan kitchen and family area — perfect for both everyday living and entertaining.

Upstairs, you'll find two spacious double bedrooms, with a convenient W.C. off the main bedroom. Outside, the rear garden provides a peaceful haven — ideal for relaxing or enjoying al fresco dining.

With its character, charm, and prime location, this beautiful home is not to be missed.

Approach

Gate allows access to a tidy courtyard front garden.

Lounge

10'11" x 10'4" (3.33 x 3.15)

Centred feature fireplace with surround, double glazed window to front, central heated radiator.

Inner Hall

Spacious hall with doors off to further ground floor accommodation, oak stairs rise to first floor, central heated radiator.

Open Planned Family Room/Kitchen

21'8" x 11'9" (6.61 x 3.59)

Kitchen offers a variety of wall and base units, sink and drainer with mixer tap, electric oven, induction hob with extractor above. French doors open into the garden with sky lantern overhead letting natural light floor through, spot lights, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, tiled flooring through, chrome heated towel rail, spot lights.



Utility

Plumbing for washing machine with worksurface over, tiled flooring.

Landing

Doors off to all first floor accommodation.

Bedroom 1

12'0" x 11'0" min (3.68 x 3.37 min)

Fitted wardrobes with down lights, door off to w.c, double glazed window to front, central heated radiator.

W.C

Wash hand basin, w.c, chrome heated towel rail, skylight.

Bedroom 2

10'4" x 9'5" (3.16 x 2.89)

Double glazed window to rear, central heated radiator.

Cellar

10'8" x 10'2" (3.26 x 3.12)

Converted cellar with fitted storage cupboards, electric heater, spot lights, power throughout.

Garden

A private & peaceful garden with patio ideal for those summer evenings spent with friends & family, tidy lawn area.

The Location

In the very heart of Stourbridge's Old Quarter, Hill Street has long proved popular with its eclectic range of large and small period properties. There are a range of schools nearby catering for all age groups including the ever popular Greenfield Primary School and Redhill Secondary School. A host of amenities are close by having Stourbridge Town Centre within walking distance from the property. Regular bus services run from Worcester Street together with trains from the Stourbridge hub on the ring road via Stourbridge Junction. Mary Stevens Park lies at the end of Worcester Street and the property takes full advantage of excellent road networks that connect to most commercial centres in and around Stourbridge and the Black Country as well as Birmingham. The M5 motorway network can be accessed via the M5 from Halesowen or Bromsgrove.



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.

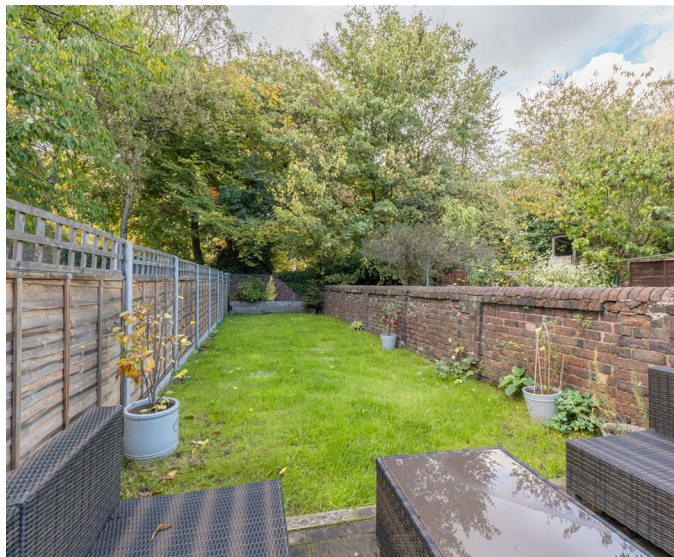
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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

IMPORTANT NOTICE e1. 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 given 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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