



LexAllan

local knowledge exceptional service

20 Pargeter Street, Stourbridge, DY8 1AU

**** PRIME OLD QUARTER LOCATION ****

This immaculate three bedroom mid terrace has been meticulously well maintained by the current owner and is ideal for those looking for turn key accommodation. Nestled within the old quarter you are surrounded by superb amenities and five star schooling options. In brief the property comprises; entrance hall, lounge/diner, kitchen, w.c, three well sized bedrooms and bathroom. To the rear is a peaceful garden and garage! Offered with NO UPWARD CHAIN so call today to arrange your viewing!

Approach

Entrance Hall

Spacious hall with large under stair storage cupboard, central heating radiator. spot lights, access to lounge.

Lounge/Diner

6.83 x 3.38

A superb sized lounge with double glazed window to front, two central heating radiators, spot lights.

Lobby

Having an opening to the kitchen, access to the W.C, rear garden and stairs to first floor, spot lights.

Kitchen

2.49 x 2.41

A modern fitted kitchen offering a variety of wall and base units, integrated dishwasher, electric oven, hob with extractor above, space for washing machine, stainless steel sink and drainer, double glazed window to rear, spot lights.

W.C

Combined W.C with sink, double glazed window to rear, spot lights.



Landing

An airy landing offering access to all first floor accommodation, airing cupboard housing the boiler.

Bedroom 1

16'11" x 8'5" max (5.16 x 2.57 max)

With built in wardrobes, two central heating radiators and large double glazed window to front.

Bedroom 2

12'0" x 8'5" (3.66 x 2.59)

Double glazed window to rear, central heated radiator.

Bedroom 3

12'4" x 5'6" (3.78 x 1.70)

Double glazed window to front, central heated radiator.

Bathroom

P shaped bath with shower over, wash hand basin, W.C, central heating towel rail, tiled flooring, spot lights, double glazed window to rear.

Garden

A private and peaceful garden that offer a generous artificial lawn area along with access to the garage.

Garage

With an up and over door to front, access via the side too.

The Location

Pargeter Street is located within the sought after Old Quarter area of Stourbridge with easy access to the town centre and it's wide range of shops, bars and restaurants. Excellent public transport links provided both rail and bus are within walking distance. There are a range of outstanding schools nearby catering for all age groups and nearby Mary Stevens park is a great outdoor space for all the family (of the two and four leg varieties!). The property would serve as an ideal base for those commuting to nearby commercial centres in Stourbridge itself, or further afield to Birmingham, the Black Country and Worcestershire.



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 time and effort in the process of finding a buyer for the property.

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.

