

LexAllan

local knowledge **exceptional service**

Flat 51, Firmstone Court Firmstone Street, Stourbridge, DY8 4NU

A Fantastic Opportunity to Get onto the Property Ladder – Two-Bedroom Flat in the Heart of Wollaston!

Situated in the highly sought after area of Wollaston, this spacious two-bedroom flat presents an excellent opportunity for first time buyers or those looking to take their first step onto the property ladder. Ideally positioned within easy reach of a fantastic range of local amenities, excellent transport links and well regarded schools catering for all ages, the property offers both convenience and comfortable living.

The accommodation briefly comprises: a welcoming entrance hall, spacious lounge/diner, fitted kitchen, two generously sized double bedrooms, bathroom and separate WC.

Offered to the market with NO UPWARD CHAIN, this property is ready for its next owner to make it their own. Early viewing is highly recommended to fully appreciate the space, location and potential on offer. Contact us today to arrange your viewing!





Approach
Off road parking with access leading to communal entrance.

Communal Entrance
Secure halls with lift access to the 9th floor along with stairs rising up.

Entrance Hall
Spacious hall with with doors off to all accommodation, three storage cupboards.

Lounge/Diner
17'0" x 12'9" (5.20 x 3.90)
Double glazed window, central heated radiator.



Kitchen
13'7" x 6'6" (4.15 x 1.99)
Wall & base units, sink & drainer, double glazed window to side, airing cupboard, central heated radiator.





Bedroom 1
14'0" x 9'6" (4.27 x 2.90)
Double glazed window to side, central heated radiator.

Bedroom 2
14'0" x 8'10" (4.27 x 2.70)
Double glazed window to side, central heated radiator.

Bathroom
Bath with shower over, wash hand basin.

W.C

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 113 years remaining on the lease a ground rent of £20 per annum and a service charge of £1400 per annum. A buyer is advised to obtain verification from their solicitor.

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.





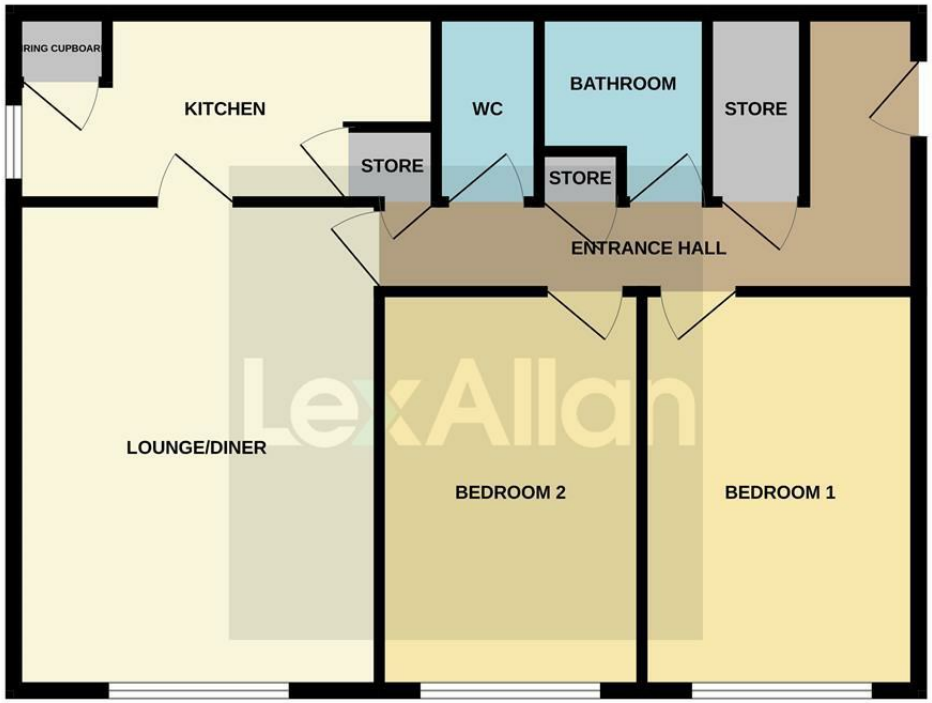


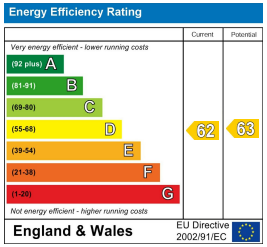


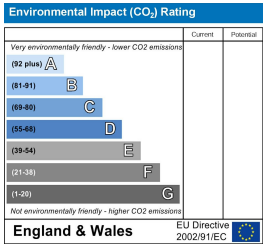




GROUND FLOOR







FIRMSTONE CT, DY8 4NU

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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