



A delightful terraced property brimming with charm and character, located within this highly regarded conservation area. Oldswinford is widely considered one of Stourbridge's most desirable residential locations, offering an excellent range of local amenities and highly regarded schools for all age groups, including Oldswinford Church of England Primary School, Oldswinford Hospital School, Elmfield School and the nearby St Joseph's Catholic School.

Mary Stevens Park is approximately 200 yards away, with local shops available in Oldswinford Village. Railway services can be accessed from Stourbridge Junction, around three-quarters of a mile away. The property is also well positioned for commuters, with convenient access to the wider West Midlands via the M5 motorway at Bromsgrove or Halesowen.

The accommodation briefly comprises a lounge, breakfast kitchen and a converted cellar. To the first floor are a double bedroom, a single bedroom and a family bathroom. To the rear is an outbuilding currently utilised as a utility room. Externally, the property benefits from a charming and private garden with courtyard area and shared side access.

Entrance
Via wooden obscured and glazed door into

Lounge
11'9"x10'2" (3.6x3.1)
With sash window overlooking front of property, central ceiling light point, single panel radiator, numerous power points and wooden flooring.

Kitchen/Breakfast Room
10'5"x10'2" (3.2x3.1)
With window and wooden partially obscured glazed door also leading to rear of property, comprising of contemporary style kitchen with base and wall mounted units, complementary working surfaces over, sink with mixer tap, complementary tiling to all splash back areas, integrated appliances include four ring gas hob and electric oven, fridge and freezer, four inserted spotlights, stow away space for washing machine, numerous power points, combi boiler concealed by kitchen unit and access to:

Converted Cellar
11'9"x10'2" (3.6x3.1)
Double glazed window to front, central heating radiator and housing meters and numerous power points.

Landing
Doors radiating off to:



Bedroom One

11'5" x 10'2" (3.5 x 3.1)

Sash window overlooking front of property, numerous power points, central ceiling light point, central heating radiator, complementary wooden flooring, coving and double fitted wardrobe/storage.

Bedroom Two

10'5" x 4'11" (3.2 x 1.5)

Window overlooking rear of property with central ceiling light point, central heating radiator, numerous power points, wardrobe and access to loft area.

Bathroom

Wash hand basin with mixer tap and storage below, bath with mixer tap and shower over, WC, window to rear, central heating radiator, tiled splash backs.

To the rear of the property

Side access to property leading to front. Stoned courtyard with path which leads to useful outhouse/storage cupboards and further path with brick wall leads to secret garden with sizeable lawned area, patio area, outdoor bar, BBQ area with electrics, slate chip bedding, with mature trees, shrubs and conifer hedge.

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 regarding the above, please feel free to contact us.

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.

Council Tax Band B





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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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