

LexAllan

local knowledge **exceptional service**

14 Arlington Court, Stourbridge, DY8 1NN

A spacious end terraced property boasting an impressive dormer loft conversion with an en-suite shower room. The versatile accommodation further comprises three additional bedrooms and a family bathroom, alongside a good sized lounge and dining kitchen.

Situated at the head of a cul de sac, the property is set back from the road and benefits from a substantial driveway providing ample off road parking, together with a rear garage.

Arlington Court is conveniently located just off Red Hill Close, off Red Hill, Stourbridge. The property is ideally positioned for local amenities, with the train station just a short walk away and Red Hill School also within close proximity.

For further information or to arrange your viewing contact the office.

Approach
Gravel drive offering parking leading to front door.

Hallway
Door to front, tile floor, central heating radiator and stairs off.

Lounge
9′10″ min 11′9″ max x 16′8″ (3.0 min 3.6 max x 5.1)
Double glazed window to front and central heating radiator.

Kitchen/Diner
8′6″ x 19′4″ (2.6 x 5.9)
Sliding patio door, range of wall and base units with work surface over incorporating sink with mixer tap, two integrated fridges, freezer, oven, gas hob with extractor hood over, space and plumbing for washing machine, tile splash backs and central heating radiator.

Landing
With doors off to bedrooms and bathroom.

Bedroom One
11′5″ max 7′10″ min x 14′9″ (3.5 max 2.4 min x 4.5)
Further set of stairs leads up to this master bedroom with skylight, double glazed window to rear, central heating radiator, and eaves storage.

En suite
Double glazed window to rear, wash hand basin with mixer tap, WC, shower, tile floor and splash backs, heated towel rail and extractor fan.













Bedroom Two
8′6″x12′9″(2.6x3.9)

Central heating radiator and double glazed window to front.

Bedroom Three
8′6″x12′5″(2.6x3.8)

Double glazed window to rear and central heating radiator.

Bedroom Four
5′10″x6′10″(1.8x2.1)

Double glazed window to front and central heating radiator.

Bathroom

WC, double glazed window to rear, wash hand basin, bath with mixer tap and shower over, tile floor and splash backs and heated towel rail.

Garden

Enclosed rear garden with decking area leading to the lawn with flower and shrub borders and gate to rear giving access to garage area.

Garage En-Bloc

Up and over garage door to front elevation.

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.

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.



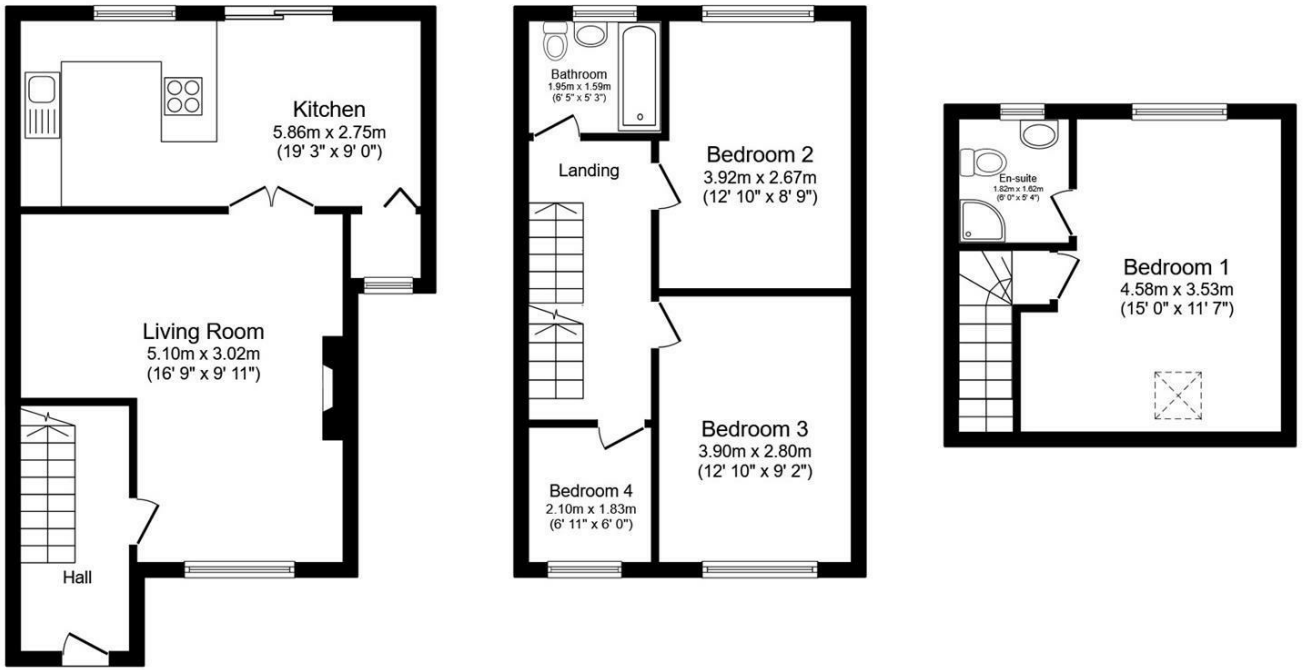












Ground Floor **First Floor** **Second Floor**





Total floor area 102.8 sq.m. (1,106 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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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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