

LexAllan

local knowledge **exceptional service**

100 Brook Street, Stourbridge, DY8 3UX

A CHARACTERFUL DOUBLE-FRONTED HOME IN STOURBRIDGE'S OLD QUARTER

Situated in the historic Old Quarter of Stourbridge, this attractive double-fronted terraced property offers generous and versatile accommodation throughout. The property features a welcoming lounge, separate reception room, spacious open-plan kitchen/diner, useful cellar and an upstairs bathroom, making it an excellent opportunity for buyers seeking character, space and a convenient town-centre location.

In brief the property comprises; entrance hallway, second reception room, open plan kitchen/diner, lounge, cellar, master bedroom with built in storage, two further bedrooms and a family bathroom. A great rear garden ideal for hosting, with a side passage to the front, viewings are absolutely recommended to understand the full accommodation on offer.





Entrance

Entering via a bespoke front door, with beautiful frosted window above, access to the lounge and the second reception room with stairs to first floor



Reception Room

12'2" x 10'11" (3.71 x 3.35)

Double glazed sliding sash window to front, open multi fuel fire with feature fireplace surrounding, radiator and access to the cellar and kitchen diner .

Lounge

12'2" x 9'7" (3.72 x 2.94)

Double glazed sliding sash window to front, hardwood flooring, radiator, feature fireplace with gas fire .

Kitchen

8'9" x 8'6" (2.69 x 2.61)

Double glazed window to rear, underfloor heating, butcher block style work surface, wall and base units, gas Bosch hob with extractor fan above. inset: oven, sink and drainer, fridge, freezer complimented with splashback tiling and spotlights.

Diner

15'0" x 12'3" (4.59 x 3.74)

Double glazed windows to the side and rear, double glazed French doors to the rear, hardwood flooring, two radiators and spotlights.

Cellar

Power, lighting and access from the second reception room.

Bedroom 1

12′1″ x 9′8″ (3.7 x 2.96)

Double glazed sliding sash window to the front and double glazed window to the rear, radiator with built in cupboard.



Bedroom 2

7′6″ x 8′10″ (2.31 x 2.71)

Double glazed window to rear, double glazed window to side and radiator.



Bedroom 3

8′11″ x 8′10″ (2.73 x 2.71)

Double glazed sliding sash to front with radiator and built in storage.

Bathroom

Double glazed sliding sash window to front, Radiator, WC, wash hand basin, bath with shower over, tiled flooring and overhead spotlights.



Garden

with slate chippings, following onto lawn space, surrounded by trees and shrubs, patio area at end of the garden with side access to the front.



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.

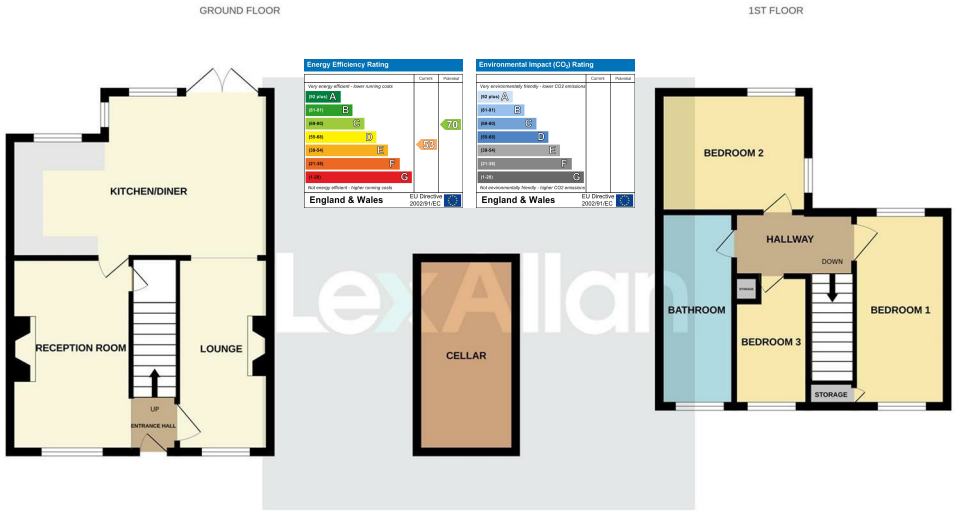
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.

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.







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.

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