



LexAllan

local knowledge exceptional service

69 Enville Street, Stourbridge, West Midlands, DY8 1XW



FOR SALE BY AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitors is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non refundable Reservation Fee of 3.5% subject to a minimum of £6,000 inc VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

The Property

Positioned within the heart of the Old Quarter area of Stourbridge, this superb semi detached house is deceptively spacious with accommodation spread over three floors. On the ground floor is a living room and kitchen diner with access to the rear garden, cellar and stairs to the first floor. The first floor features a master bedroom to the front, house bathroom and stairs leading you to the second floor where bedroom two is situated. Outside is a private rear garden with access leading you to off road parking which is a real bonus in the Old Quarter.

Approach

Front door leading to the living room.

Living Room

11' 10 x 11' 3 (3.61m x 3.43m)

Cupboard, door to kitchen, double glazed window and central heating radiator.

Kitchen Diner

11' 2 x 11' 0 (3.40m x 3.35m)

Base units with work tops, inset stainless steel sink top with drainer, built in oven with 4 ring gas hob and cooker hood, plumbing for washing machine, wall mounted 'Worcester' combination boiler, stairs rising to the first floor, access to the rear garden, access to the cellar, double glazed window and central heating radiator.

Cellar

Central heating radiator.

First Floor Landing

Stairs off rising to the second floor, double glazed window and access to bedroom one and bathroom.

Bedroom One

12' 11 x 11' 10 (3.94m x 3.61m)

Double glazed window and central heating radiator.



Bathroom

Low flush WC, wash hand basin built into vanity unit, panelled bath with shower fitting, double glazed window and central heating radiator.

Second Floor Landing

Double glazed window.

Bedroom Two

12' 8 x 11' 10 (3.86m x 3.61m)

Double glazed window and central heating radiator.

Rear Garden

Lawn area, gravel area and pathway leading to rear gated access to off road parking.

Rear Parking

Gravel area providing off road parking accessed via West Street.

The Location

Enville Street is located within easy reach of Stourbridge town centre and it's wide range of shops, bars and restaurants, with excellent public transport links provided via both rail and bus. There are a range of outstanding schools nearby catering for all age groups, and nearby Mary Stevens park is great for the family. 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

*Photographs for guidance only

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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 25% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	54	England & Wales
		84	
			46
			82

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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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