



## 81 Salop Street, Dudley DY1 3AZ

Lex Allan is proud to present this two double bedroom, second floor flat which is situated close to the local shops and other amenities. In brief the property comprises; initial access via communal door with stairs leading to second floor. Once inside there is an entrance hall, lounge, kitchen, two bedrooms and bathroom. Call today to register your interest and book a viewing.



**The Property**

Lex Allan is proud to present this two double bedroom, second floor flat which is situated close to the local shops and other amenities. In brief the property comprises; initial access via communal door with stairs leading to second floor. Once inside there is an entrance hall, lounge, kitchen, two bedrooms and bathroom. Call today to register your interest and book a viewing.

**Entrance Hall**

With doors leading to kitchen and lounge.

**Lounge/Diner 16' 00 x 11' 05 (4.88m x 3.48m)**

With double glazed window to side elevation, central heated radiator and TV point.

**Kitchen 9' 05 x 8' 09 (2.87m x 2.67m)**

With double glazed window to side elevation, stainless steel sink drainer, electric oven with electric hob, a variety of wall and base units and two large storage cupboards.

**Bedroom One 14' 01 x 10' 03 (4.29m x 3.12m)**

With double glazed window to side elevation and central heated radiator.

**Bedroom Two 10' 03 x 10' 07 (3.12m x 3.23m)**

With double glazed window to front elevation and central heated radiator.

**Bathroom**

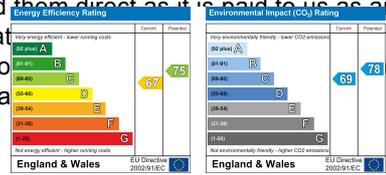
With double glazed window to side elevation, bath, W.C, wash hand basin and central heated radiator.

**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 are acting as an agent for the above, please in so doing. If you feel free to contact us for more information.



Measurements shown have been made to ensure the accuracy of the floor plan contained herein. Measurements of rooms, corridors and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The seller makes no representation or warranty as to the accuracy of the measurements or the condition of any service or equipment or whether they are year 2000 compliant.

**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.

**LexAllan**

local knowledge exceptional service

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