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58 Platts Crescent, Stourbridge, West Midlands, DY8 4YU



Lex Allan is proud to present this FANTASTIC, FIVE BEDROOM, VICTORIAN SEMI-DETACHED property which is situated on Platts crescent in Amblecote. In brief this property comprises; Entrance hall, Lounge, Sitting room, Kitchen/Diner, Downstairs W.C, Cellar, Five Bedrooms, Family bathroom and rear garden to include, Driveway, Patio area, Lawn area, and Seating area over Canal.

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.

Entrance Hall

With door to front elevation, central heated radiator, stairs to first floor landing and doors to various rooms.

Lounge

16'01 x 16'00 (into bay) (4.90m x 4.88m (into bay))

With double glazed bay window to front elevation, feature fireplace and central heated radiator.

Sitting Room

15'11 x 13'00 (4.85m x 3.96m)

With french doors to rear elevation, feature fireplace and central heated radiator.

Kitchen/Diner

19'04 x 9'10 (5.89m x 3.00m)

With a variety of wall and base units, stainless steel sink/drainer, space for washing machine and dryer, dishwasher, electric oven with gas hob and extractor fan above, double glazed windows to side elevation and central heated radiator.

Downstairs W.C

With W.C and wash hand basin.

Cellar

16'03 x 12'10 (4.95m x 3.91m)

With power, lighting and shelving throughout.



Bedroom One

16'00x13'02(4.88m x 4.01m)

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

Bedroom Two

13'09x13'04(4.19m x 4.06m)

With double glazed window to front elevation and central heated radiator

Bedroom Three (Loft)

15'08 x 13'04 (max) (4.78m x 4.06m (max))

With double glazed window to front elevation and central heated radiator

Bedroom Four (Loft)

22'07 x 13'09 (6.88m x 4.19m)

With double glazed window to rear elevation, room requires works to finish.

Bedroom Five

With double glazed window to front elevation and central heated radiator

Family Bathroom

With Bath, W.C, Wash hand basin and separate shower.

Rear Garden

Good size rear garden with driveway to the side of the property leading to large block paved area with fenced lawn area and seating area looking over the canal.

Location

Situated in this much liked part of old Amblecote, Platts Crescent offers an array of largely period Victorian and Edwardian homes interspersed with more recent infills. It provides an ideal base for those commuting to nearby commercial centres within Stourbridge and the Black Country as well as having a number of excellent local amenities within walking distance including shops, public transport services and schools suiting all ages ranges.

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.





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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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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