



LexAllan

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50a Crabbe Street, Stourbridge, West Midlands, DY9 8TG



Lex Allan are proud to present this FANTASTIC, recently updated, two bedroom mid terrace property which is situated on Crabbe street in Lye. This property would be an ideal FIRST TIME BUY or BUY TO LET INVESTMENT with a rental income of around £500 PCM. This property has the additional benefit of being sold with NO UPWARD CHAIN. Call us to book your internal inspection and we advise not to delay to avoid missing out - 01384 442464.



Lounge

14'09 x 11'08 (4.50m x 3.56m)

With door and double glazed window to front elevation, stairs leading to first floor landing, new carpet flooring and door to kitchen.

Kitchen

11'08 x 9'00 (3.56m x 2.74m)

With a variety of modern wall and base units, stainless steel sink/drainer, electric oven with gas hob, tiled splash back, wall mounted central heating boiler, central heated radiator and double glazed window and door to rear elevation.

Bedroom One

11'09 x 9'01 (3.58m x 2.77m)

With double glazed window to rear elevation, central heated radiator and new carpet flooring.



Bedroom Two

11'09" x 6'04" (3.58m x 1.93m)

With double glazed window to front elevation, over stairs storage cupboard, central heated radiator and laminate flooring.

Bathroom

With bath and shower over, W.C, wash hand basin, extractor fan and central heated radiator.

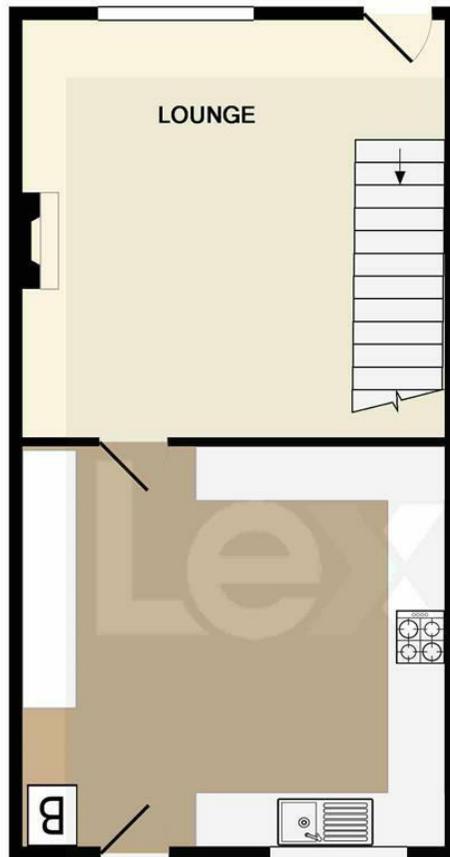
Rear Garden

Tiered rear garden with patio area, steps leading to gravel area and a lawn at the rear of the garden. There is a rear access to the property.

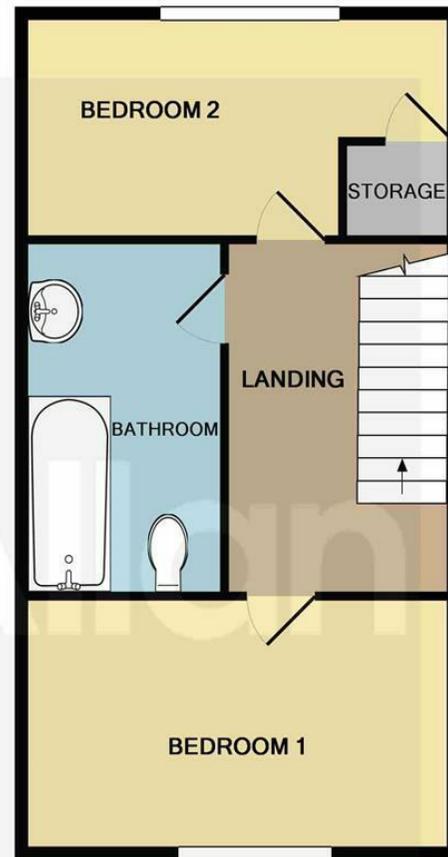
The Location

Crabbe Street is situated in Lye, Stourbridge being conveniently located for shops, local amenities and pubs. It is also within easy reach of the popular Merry Hill Shopping Centre. There are excellent train, road and bus routes to surrounding areas. For families there are good leisure facilities within easy access.





GROUND FLOOR



1ST FLOOR

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		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	69		(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		England & Wales
			EU Directive 2002/91/EC



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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