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7 Murcroft Road, Stourbridge, West Midlands, DY9 9HT



MID TERRACE ON MURCROFT Lex Allan bring to market this THREE BEDROOM mid terrace property in a convenient location in Wollescote. This property has undergone a basic renovation and in brief comprises, Entrance hall, Lounge/diner, kitchen, internal hallway with storage area, three bedrooms, bathroom, separate W.C and rear garden. Call us today to arrange your viewing - 01384 442464

Lounge/ Dining Room

19' 11 x 11' 02 (6.07m x 3.40m)

With window to front elevation, central heated radiator and double glazed door to rear elevation

Kitchen

11' 09 x 7' 11 (3.58m x 2.41m)

With window to rear elevation, stainless steel sink/drain, a variety of wall and base units, space for oven with gas hob, space for washing machine and large under stairs storage cupboard.

Side Hallway

With access from the front of the property and via the kitchen this useful hallway runs from the front to the rear of the property and has an additional storage area.

Bedroom One

11' 03 x 11' 06 (3.43m x 3.51m)

With window to front elevation, central heated radiator and built in wardrobe.

Bedroom Two

14' 01 x 8' 01 (4.29m x 2.46m)

With window to front elevation and central heated radiator.

Bedroom Three

8' 03 x 8' 01 (2.51m x 2.46m)

With window to rear elevation and central heated radiator.

Bathroom

with window to rear elevation, bath with shower over, wash hand basin and central heated radiator.

WC

with window to rear elevation and W.C.

Rear Garden

With small patio area with the remaining garden laid to lawn.



The Location

Located close to all major motorway network links to Birmingham , Worcester and London. Schools with excellent reputes are close to hand, Pedmore Church Of England and Ham Dingle Primary School. With local shops, pubs and eateries close by.

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.





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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

The Auction House, 87 - 88 St. Johns Road,
 Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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