LexAllan

local knowledge **exceptional service**

Flat A, 54 Chawn Park Drive, Pedmore, Stourbridge, West Midlands, DY9 0UG

RICS

Lex Allan are proud to present this fantastic, two double bedroom flat which has been recently updated and is situated in an extremely convenient location within walking distance to stourbridge junction train station. In brief the property comprises, Entrance hall, lounge/dining area, kitchen, shower room and garage. VIEWINGS AVAILABLE IMMEDIATELY.

Entrance Hall
With a door to the front elevation and stairs to the first floor living area.

Lounge/Dining Area
21'04 x 11'10 (max) (6.50m x 3.61m (max))
With a double glazed window and door to the front elevation, electric radiator, two ceiling light points and carpet flooring.

Kitchen
11'11 x 5'07 (3.63m x 1.70m)
With a double glazed window to the front elevation, a variety of modern wall and base units to include, stainless steel sink/drainer, electric oven, electric hob, extractor fan, space for washing machine, space for fridge freezer and ceiling light point.

Bedroom One
16'02 x 8'10 (4.93m x 2.69m)
With a double glazed window to the front elevation, fitted wardrobes with mirrored sliding doors, electric radiator, carpet flooring, ceiling light point and two wall mounted bedside lights.

Bedroom Two
13'02 x 8'08 (4.01m x 2.64m)
With a double glazed window to the front elevation, electric radiator, carpet flooring and a ceiling light point.

Shower Room
9'02 x 5'08 (2.79m x 1.73m)
With a double shower, W.C, wash hand basin, floor to ceiling tiles and velux style window.

Garage
17'04 x 7'05 (5.28m x 2.26m)
With up and over door and water tap.

The Location

Chawn Park Drive is conveniently located close to many local amenities such as Stourbridge Junction train station, excellent schools to suit all age ranges, Mary Stevens Park, shopping facilities in nearby Oldswinford village or Stourbridge town centre and is the ideal base for those wishing to commute to Birmingham or North Worcestershire which is easily accessed via the M5 at Halesowen or Bromsgrove.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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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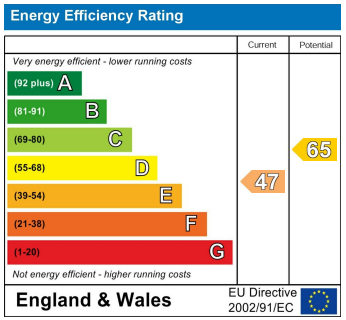

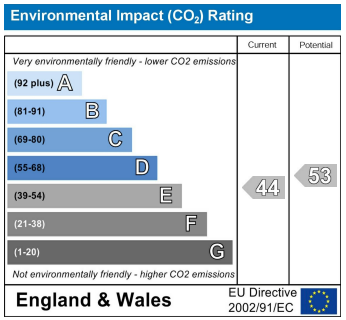

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly 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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