LexAllan

local knowledge **exceptional service**

89 Heath Lane, Oldswinford, Stourbridge, West Midlands, DY8 1RG

RICS

PARKING AT REAR A superbly appointed MID TERRACED HOUSE positioned within close proximity to Oldswinford village shops, amenities and Mary Stevens Park and enjoying the huge added benefit of parking space to the rear. Internal inspection really is a must, please call us at the earliest opportunity for your chance to view this fabulous property.

Dining Room
12'3 x 11'2 (3.73m x 3.40m)
With door and window to the front elevation, electric fireplace and a central heated radiator.

Lounge
12'4 x 11'9 (3.76m x 3.58m)
With a double glazed window to the rear elevation, door to the cellar, door to the kitchen and a central heated radiator.

Cellar
11'6 x 10'2 (3.51m x 3.10m)
The cellar has been converted to provide the ideal multi purpose space (the ideal man –or woman – cave!).

Breakfast Kitchen
9'6 (max) x 5'0 (min) x 12'9 (max) (2.90m (max) x 1.52m (min) x 3.89m (max))
The stylish breakfast kitchen has been opened in order to provide a much more user friendly kitchen diner effect and incorporates a range of wall mounted and base units with oak work surfaces and an integral oven, hob and dishwasher. There is a double glazed window to the side elevation and access to the downstairs bathroom.

Utility Room
5'1 x 4'7 (1.55m x 1.40m)
With plumbing for washing machine and access to the side of the property leading to the rear garden.

Bedroom One
12′4 x 11′9 (3.76m x 3.58m)
With a double glazed window to the rear elevation, storage cupboard over the stairs and a central heated radiator.

Bedroom Two
12′4 x 11′2 (3.76m x 3.40m)
With a double glazed window to the front elevation and a central heated radiator.

Shower Room
With a double shower, W.C, wash hand basin and towel rail.

Walk in Wardrobe/ Office
6′08 x 5′09 (2.03m x 1.75m)
With a double glazed window to the rear elevation.

Bathroom
10′00 x 5′01 (3.05m x 1.55m)
A super contemporary styled house bathroom located to the rear featuring a roll top bath and separate shower cubicle, W.C, wash hand basin and heated towel rail.

Rear Garden
Outside, there is ample parking space for at least two cars and gated access to a lovely cottage style garden complete with summer house.

The Location
Heath Lane lies to the south-east of Stourbridge Town Centre and is conveniently located for access to nearby Mary Stevens Park and Oldswinford Village, which offers a range of shopping facilities. Stourbridge Junction Railway Station is easily accessible and offers direct rail links into Birmingham City Centre. Stourbridge Town Centre offers a wide range of shopping facilities together with the Crystal Leisure Centre.
The property is an ideal base for those commuting in and around Stourbridge, the Black Country, Birmingham and North Worcestershire. The M5 motorway is accessible from Halesowen.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. 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 20% 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.

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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