



## Coach House, New Road, , DY8 1PA

LAST PLOT AVAILABLE on this site of 6 new build homes in the heart of Stourbridge.

All units are available on the Government's Help to Buy Scheme, finished to highest of standards, with fitted kitchens, contemporary bathrooms and flooring and turf included.

Whether you are a commuter or countryside lover Hanbury Mews, really does offer the best of both worlds.

The development is conveniently located for commuting towards Birmingham or Worcester with its close proximity to Stourbridge Town train station.

Located in Stourbridge Town Centre offering a host of local shops, cafés and bars. Merry Hill Shopping Centre offers shopping from a host of larger brands. For the fitness enthusiasts there is the Crystal Leisure Centre that caters for the majority of disciplines.

For lovers of the outdoors, Stourbridge is blessed with more than its fair share of open spaces with Mary Stevens and Stevens parks in close proximity. The National Trust Clent Hills and Kinver Edge are only a short drive away for those longer weekend walks.

**Price Guide £180,000**



Open Plan Kitchen Living Diner

Bedroom 1

Shower Room

Tenure

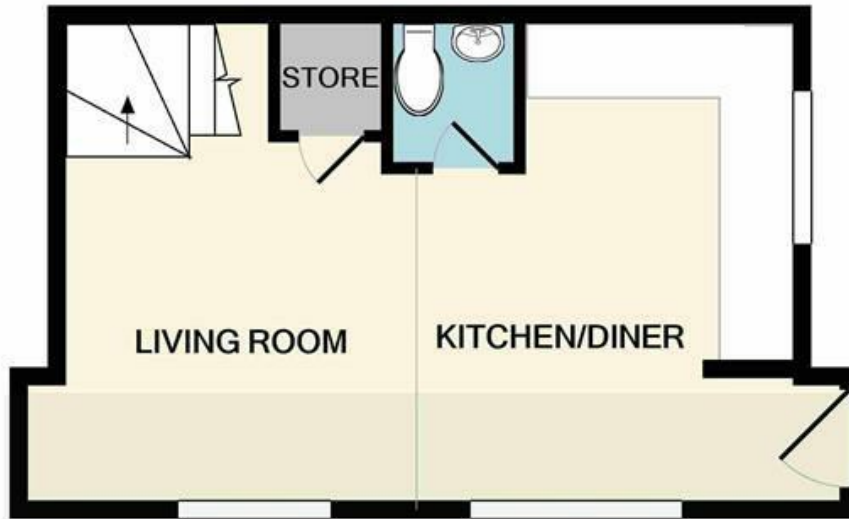
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering

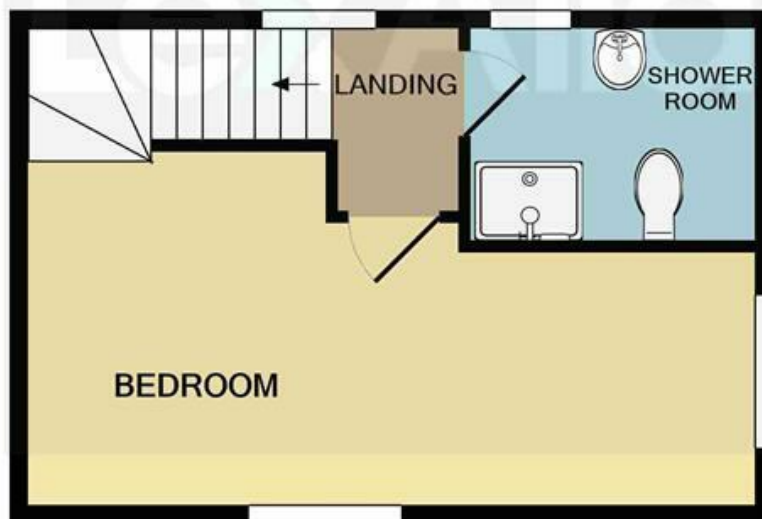
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide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

AGENTS NOTE

Whilst every effort has been made in regard to the accuracy of measurements, descriptions and specification within these details, there may be variation. All purchasers should confirm physically or in writing should they be unsure with the developer via the selling agent.



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.

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