



LexAllan

local knowledge exceptional service

Apartment 14, The Old Library Hagley Road, Stourbridge, West
Midlands, DY8 1QH



An astonishing first floor apartment within this beautiful Grade II listed building, The Old Library. This stunning apartment was converted in 2019 and offers characterful features throughout including it's very own mezzanine level where the bedroom is situated. This contemporary apartment is truly immaculately presented and boasts show apartment quality throughout which simply must be viewed to be fully appreciated.

Communal Entrance and Hallway

Built in 1905 this stunning building is a key local landmark and offers a wealth of original features including the beautiful stained glass windows which can be enjoyed in the communal entrance and stairwell. The Old Library is accessed via secure intercom system leading you into the entrance hall with lift and door to stairs where the post boxes are situated.

Entrance Hall

Wall mounted electric heater, telephone intercom system, stairs rising to the mezzanine level, understairs cupboard housing water tank, doors to shower room and open plan living kitchen.

Shower Room

Low flush WC, wall mounted wash hand basin, shower with rainfall shower head and shower fitting, wall tiles and chrome heated towel rail.

Open Plan Living Kitchen

18'05 x 10'09 (5.61m x 3.28m)

Inset stainless steel sink top with drainer, base units with work tops range of wall cupboards, built in electric oven with 4 ring induction hob and cooker hood. A selection of integrated appliances including fridge, freezer, dishwasher and washer dryer, two stunning tall single glazed windows with secondary glazing and wall mounted electric heater.

Landing

Door to bedroom and storage cupboard which is currently being used as a 'walk-in' wardrobe.

Bedroom

12'04 x 7'04 (3.76m x 2.24m)

Wall mounted electric heater and opening looking over the living kitchen area.

Tenure

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



Location

Embodying the best of both worlds, Stourbridge has a thriving town centre but is also close to the countryside, meaning weekend walks on the Clent Hills or Kinver Edge are just a short drive away. The Old Library occupies an excellent central position, across the road from the town's main High Street with its mix of shops, bars and restaurants. The development is also just a few minutes' minute walk to Stourbridge Town station which runs a regular shuttle service to Stourbridge Junction station and the wider rail network. The motorway network is also within easy reach with M5, Junction 4, approximately a 20-minute drive away.

Money Laundering Regulations

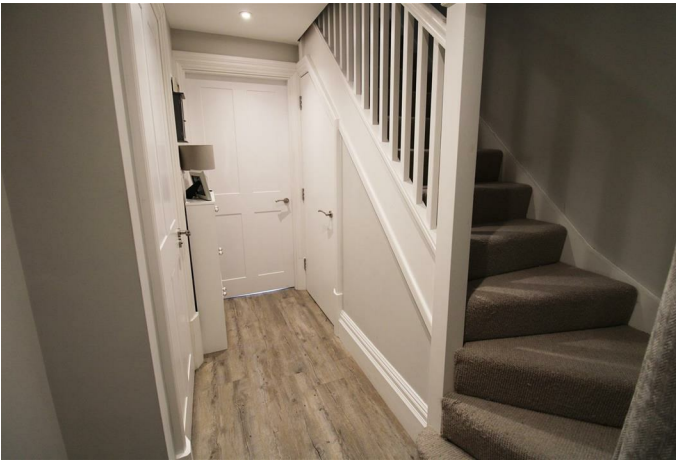
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide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

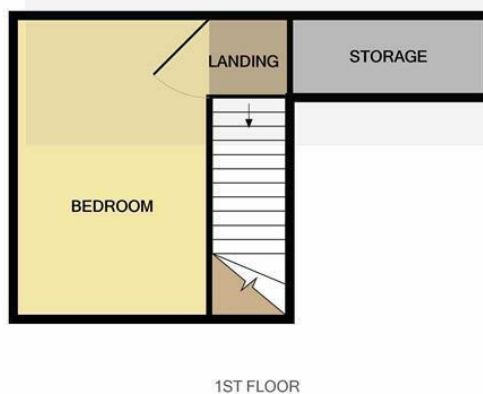
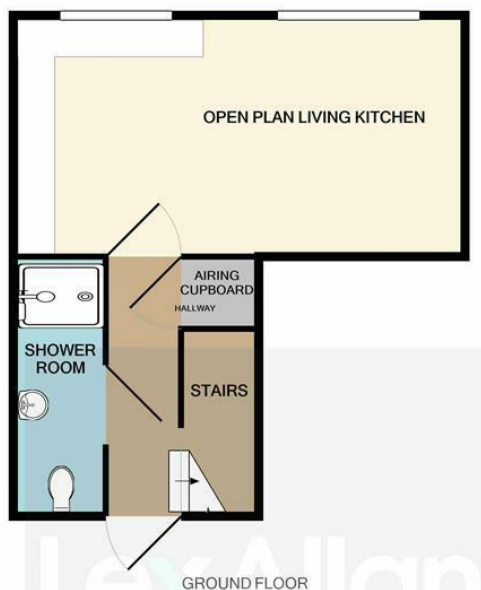
Referral Fees

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.

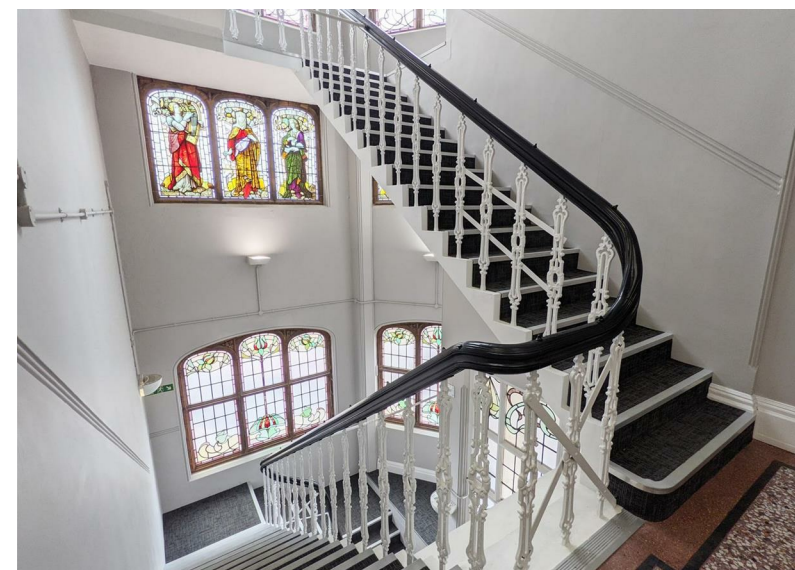
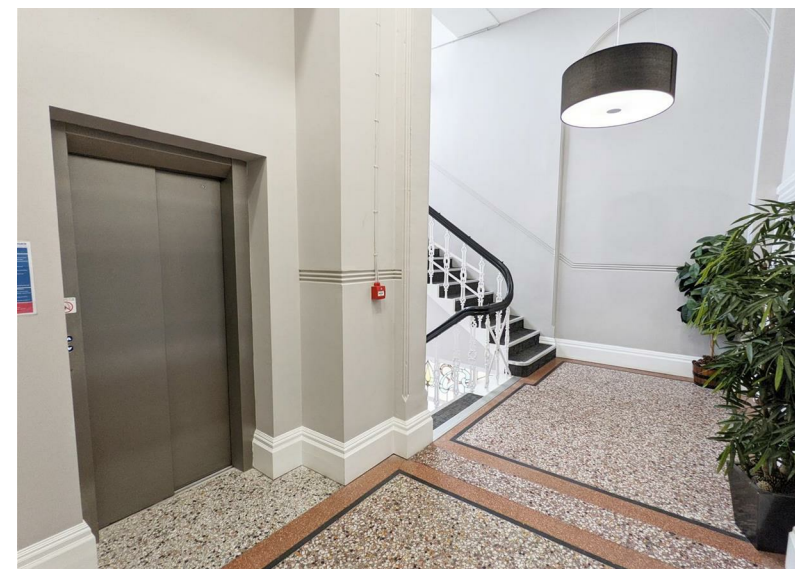
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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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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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