



**LexAllan**

local knowledge exceptional service

56 Arlington Court, Stourbridge, West Midlands, DY8 1NN



This fantastic family home sits toward the end of this popular cul de sac being within walking distance of Stourbridge town center as well as many other local amenities and sought after schools. Offering move in ready accommodation the property comprises of a large driveway, entrance hall, lounge/diner, kitchen, cloakroom and garage. To the first floor three good sized bedrooms and house bathroom. Finally an attractive garden to the rear. Contact the office at your earliest opportunity to arrange your viewing.



#### Approach

Tarmac drive offering parking for a number of cars and gravel bedding

#### Entrance Hall

Central heating radiator, double glazed door to front and stairs off

#### Lounge/Diner

18'9" x 16'0" (5.72 x 4.9)

Double glazed window to side, double glazed door to rear, gas fire, cupboard off and central heating radiator

#### Cloakroom

Low level w.c, double glazed window to front, wash hand basin with mixer tap, heated towel rail and tiled splash backs

#### Kitchen

16'6" x 8'10" (5.03 x 2.7)

Double glazed window to front and rear, door to rear, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, dishwasher, tiled splash backs, fridge and freezer



#### Landing

Access to loft space and doors off

#### Bedroom One

11'1" x 16'2" (3.4 x 4.93)

Double glazed window to front, central heating radiator, built in wardrobe and cupboard off

#### Bedroom Two

10'0" x 9'6" (3.07 x 2.9)

Double glazed window to rear and central heating radiator

#### Bedroom Three

12'0" x 6'5" (3.68 x 1.96)

Double glazed window to rear and central heating radiator





### Bathroom

Heated towel rail, low level w,c, double glazed window to side, wash hand basin with mixer tap and storage below, bath with electric shower over and tiled splash backs

### Rear Garden

Slab patio, lawn, flower beds with various plants and shrubs, fencing and hedging to enclose

### Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

### 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 £300 inc VAT 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. 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.

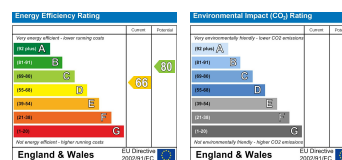
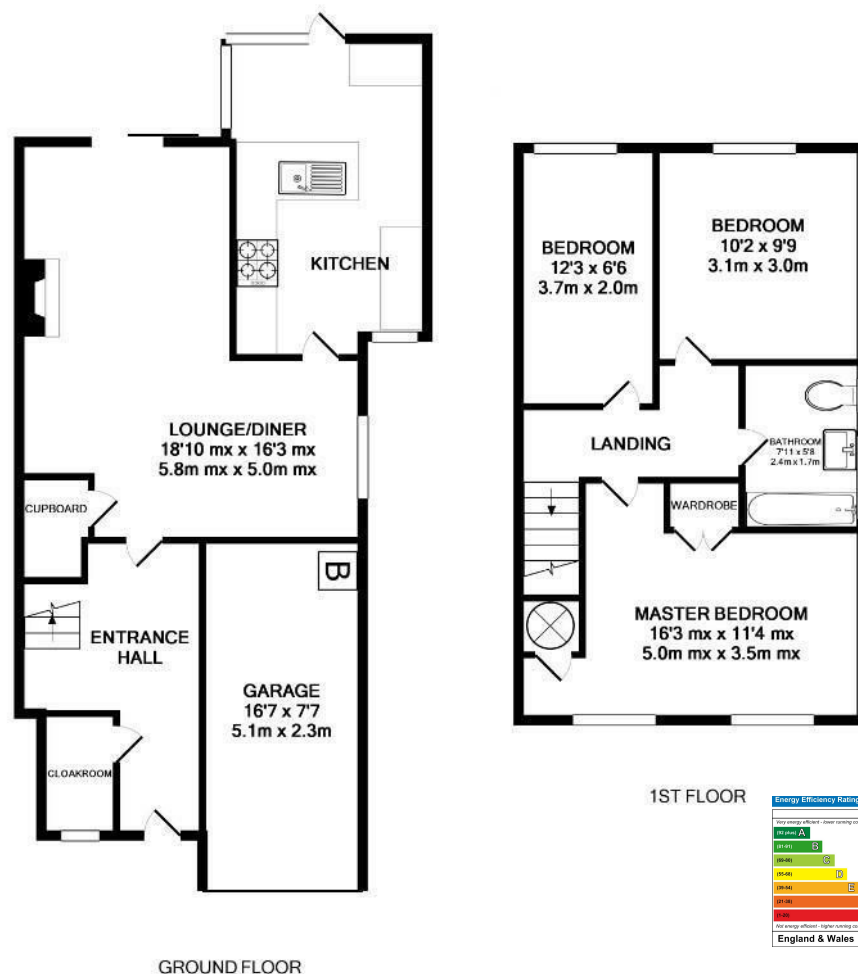
### Tenure (Freehold).

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.

### Council Tax Band D







ARLINGTON COURT, OLDSWINFORD, STOURBRIDGE, DY8 1NN

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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