



LexAllan

local knowledge exceptional service

7 Redholme Court Red Hill, Stourbridge, West Midlands, DY8 1ND

***** BUY TO LET INVESTORS ONLY ***** This well presented two bedroom first floor apartment initially offered to buy to let investors with a tenant in situ comprises lounge, kitchen, two bedrooms, bathroom, communal parking and garage. This property is ideally located close to Stourbridge town and the train station is within walking distance.

Entrance Hall

With a door leading from the communal hall, doors to various rooms, storage cupboard, airing cupboard housing hot water tank and doors to various rooms.

Lounge

19'04 x 10'00 (5.89m x 3.05m)

With a door leading from the entrance hall, double glazed window to rear, carpet flooring, two ceiling light points, three wall mounted lights and two electric wall mounted heaters.

Kitchen

11'05 x 5'07 (3.48m x 1.70m)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces with tiled splash back, stainless steel sink and drainer, electric oven, electric hob, stainless steel cooker hood, space for fridge freezer, double glazed window to rear and an electric wall mounted heater.

Bedroom One

16'06 x 9'11 (5.03m x 3.02m)

With a door leading from the entrance hall, double glazed window to rear, built in wardrobes and an electric wall mounted heater.



Bedroom Two

9'01 x 6'04 (2.77mx 1.93m)

With a door leading from the entrance hall, double glazed window to rear and built in wardrobes.

Bathroom

With a door leading from the entrance hall, bath with shower over, WC, wash hand basin and chrome heated towel rail.

Garage

With up and over door.

The Location

Red Hill is a highly sought after road which connects Stourbridge town and Oldswinford. Red Hill is within range of excellent schools suiting all age ranges, Stourbridge Junction railway station and the Midland motorway network nearby, and quality shopping facilities in both Oldswinford village and Stourbridge town centre. In addition, the ever popular Mary Stevens park is situated a relatively short walk away.



Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold with 149 years remaining on the lease, a current ground of £40 per annum escalating by £20 every 33 years until 2170 and a current service charge of £815.20. 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
Made with Metropix ©2021

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

LexAllan

local knowledge exceptional service