



**LexAllan**

local knowledge exceptional service

4 Field Lane, Oldswinford, Stourbridge, West Midlands, DY8  
2JQ

**\*\* CHARM, CHARACTER AND THE IDEAL LOCATION \*\***  
This cosy two bedroom terrace has been well maintained by the current owner and offers spacious accommodation throughout. Situated on one of Oldswinfords most sought after addresses you are surrounded by superb amenities and superb schooling options. Viewings are highly recommended to appreciate the accommodation on offer. In brief the property comprise of; lounge, dining room, laundry area, kitchen and w.c. To the first floor are two well sized bedrooms and family bathroom, stairs lead up to the loft space. Outside you will find a peaceful rear garden that is your own tranquil space. All of this is now offered with NO UPWARD CHAIN.

#### Approach

Gravelled path allows access to the property.

#### Lounge

Log Burner with surround, double glazed bay window to front, central heated radiator.

#### Lobby

Stairs rising to first floor, central heated radiator.

#### Dining Room

Double glazed window to rear, central heated radiator.

#### Hall

#### Laundry Area

Power throughout, access to the garden.

#### Kitchen

Variety of wall and base units, sink and drainer, plumbing for washing machine and dishwasher, spot lights, breakfast bar, double glazed window to side, French doors open into the garden, tiled flooring.

#### W.C

Wash hand basin, w.c.

#### Landing

Doors radiating off, central heated radiator, storage cupboard.

#### Bedroom 1

Fitted wardrobes, two double glazed windows to front, central heated radiator.



## Bedroom 2

Double glazed window to rear, central heated radiator, fireplace.

## Bathroom

Free standing bath, shower cubicle, wash hand basin, w.c, spot lights, double glazed window to rear.

## Loft Space

Double glazed window to side with sky light allowing the natural light flood through, central heated radiator.

## Rear Garden

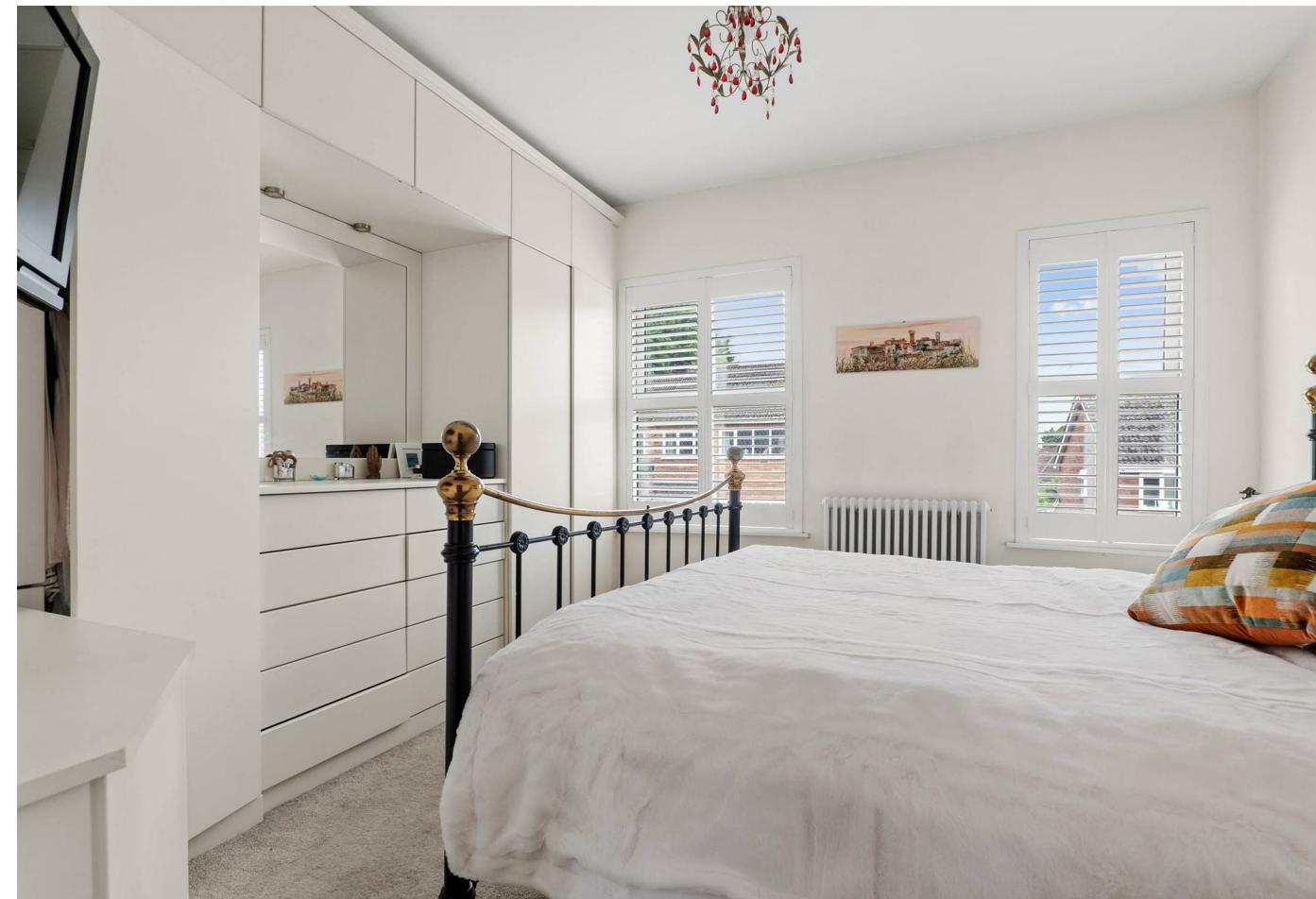
A private and peaceful garden that is a true asset to the property. A generous decked area that is the perfect sociable spot for those summer evening spent with friends and family. A path leads down the garden with borders of mature shrubs, a further raised patio area can be found along with access to the large shed that would be the perfect summer house. Outside sockets and taps can be found along with access to the front via the side where you will also find two further sheds and log store.

## The Location

Field Lane is a sought after and convenient location in Oldswinford 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 a short walk away and offers a wide range of shopping facilities. There are excellent schools nearby to suit all age ranges, in particular Oldswinford primary and Redhill secondary school.

## 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.



## 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.

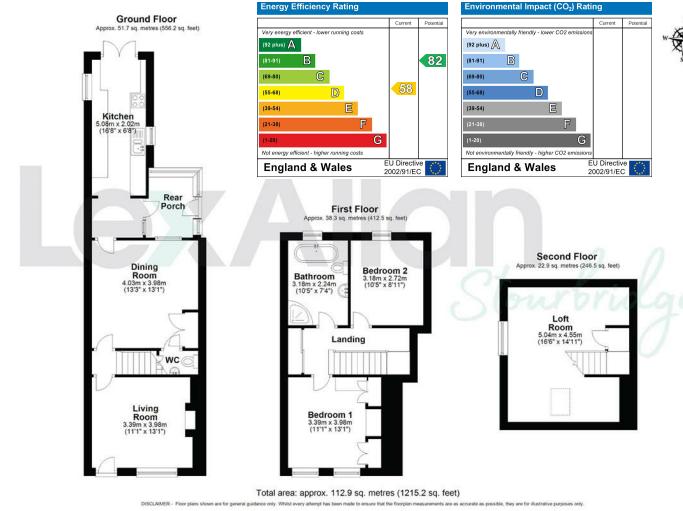
## Referral Fees.

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 £240 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 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.

## Council Tax B



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](mailto:info@lexallan.co.uk)

01384 379450

[www.lexallan.co.uk](http://www.lexallan.co.uk)

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