



**LexAllan**

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2 The Greyhound Wombourne Road, Swindon, Dudley, West  
Midlands, DY3 4NF

A beautifully appointed ground floor apartment within a the Grade II Listed Building, The Greyhound, occupying a delightful position within this picturesque village of Swindon. On offer with NO UPWARD CHAIN, this stunning apartment was converted in 2017 providing a contemporary and stylish finish which has been beautifully maintained. This wonderful apartment briefly comprises lounge opening into breakfast kitchen, hallway with two double bedrooms off, bathroom, courtyard, secure telephone intercom system and allocated parking spaces for two vehicles in addition to the communal gardens.

**Communal Entrance**

Accessed via secure intercom system leading you into the welcoming communal entrance which are beautifully maintained with wall mounted post boxed and electric heating with number 2 situated on the right hand side.

**Lounge**

13'9" x 13'9" (4.2x4.2)

Double glazed window to rear, door to communal gardens and central heating radiator

**Kitchen**

8'10" x 14'5" (2.7 x 4.4)

Double glazed window to front, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated dishwasher, washing machine, fridge, freezer, tiled floor and splash backs

**Hallway**

Door to private courtyard, double glazed window to side and tiled flooring

**Bedroom One**

10'5" max 8'6" min x 10'9" (3.2 max 2.6 min x 3.3)

Double glazed window to rear and central heating radiator

**Bedroom Two**

5'10" x 13'1" (1.8x4.0)

Double glazed window to side and central heating radiator

**Bathroom**

Double glazed window to rear, low level w.c, wash hand basin with mixer tap and storage below, bath with mixer tap and shower over, tiled floor and splash backs, heated towel rail and extractor fan

**Courtyard**

Slab patio and railings overlooking communal garden

**Parking**

The apartment comes with two allocated parking spaces which are both located in front of the kitchen window.



### Communal Gardens

The property benefits from communal gardens having neat and tidy lawn area with paved patio area and access to the bin store.

### Location

Situated in the lovely village of Swindon in South Staffordshire. Being surrounded by beautiful countryside and canals it is perfect for those who like to get out and about. With the village offering a village shop, beauty salon and the local fish and chip shop you have all your needs a short walk away. Local schools including St John's C of E primary school a short distance away. Easy reach to local towns and cities with great road networks and public transport links.

### 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.

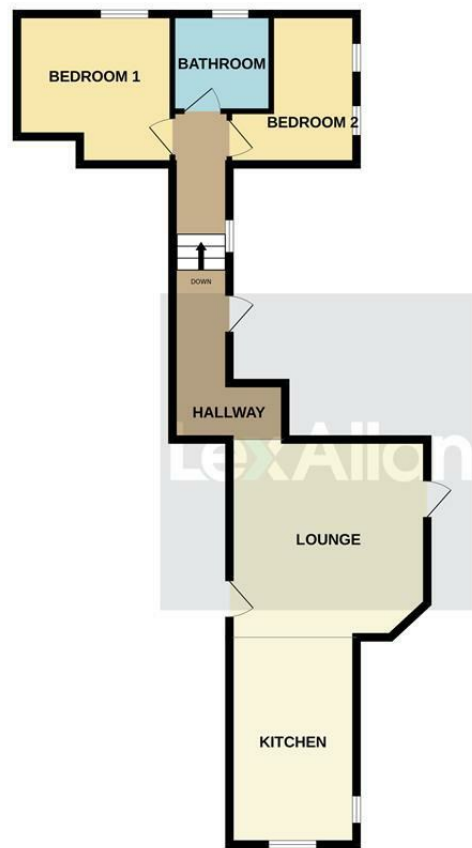
### Tenure (Leasehold).

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the vendor has a share of the Freehold with 117 years remaining on the lease and a current service charge of £1,728.60 per annum. A buyer is advised to obtain verification from their solicitor.

### Council Tax Band C



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-65	D		
43-54	E		
31-42	F		
21-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-65	D		
43-54	E		
31-42	F		
21-30	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**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.

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