



**LexAllan**

local knowledge exceptional service

24 Ashfield Crescent, Stourbridge, West Midlands, DY9 9AZ





Lex Allan are proud to present this fantastic, 'move in ready', two bedroom semi-detached property which backs on to open countryside. In brief the property comprises; ample off road parking, entrance hall, lounge, kitchen/dining room, under stairs storage/utility area, two bedrooms both with built in storage, modern bathroom and a generous rear garden - Viewings are available immediately.

### Approach

The property is approached by way of tarmac driveway which provides off road parking for 3/4 cars.

### Entrance Hall

With door to the front elevation, stairs to the first floor landing and doors to the lounge and kitchen/dining room.

### Lounge

14' 02 x 10' 10 (4.32m x 3.30m)

With a double glazed window to the front elevation, patio doors to the rear, feature fireplace and a central heated radiator.

### Kitchen/Dining Room

13' 11 x 8' 01 (4.24m x 2.46m)

With quarry tile flooring, double glazed windows to the front and rear elevations, and door leading to the rear garden. The kitchen has a variety of modern wall and base units, electric oven, gas hob, stainless steel sink/drain, central heated radiator and opening to the under stairs storage/utility area.





### Understairs storage/ Utility Area

With window to the rear, power and plumbing for a washing machine.

### Bedroom One

14' 01 x 8' 02 (4.29m x 2.49m)

With double glazed windows to the front and rear elevations, over stairs built in wardrobe and a central heated radiator.

### Bedroom Two

10' 11 x 8' 01 (max) (3.33m x 2.46m (max))

With a double glazed window to the front elevation, built in wardrobes one of which houses the recently re fitted central heating boiler and a central heated radiator.

### Bathroom

A modern bathroom with a bath and shower over, W.C, vanity wash hand basin and central heated towel rail.

### Rear Garden

With a large patio area and wooden garden shed, steps lead up to the large lawn area with further steps leading up to the decked seating area which provides stunning views.





## Tenure

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

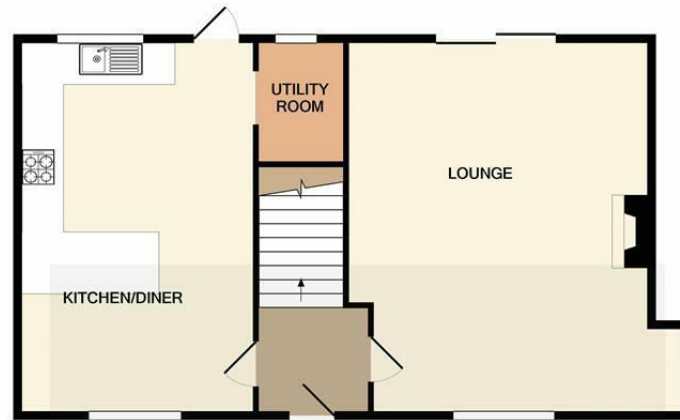
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide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

## Referral Fees

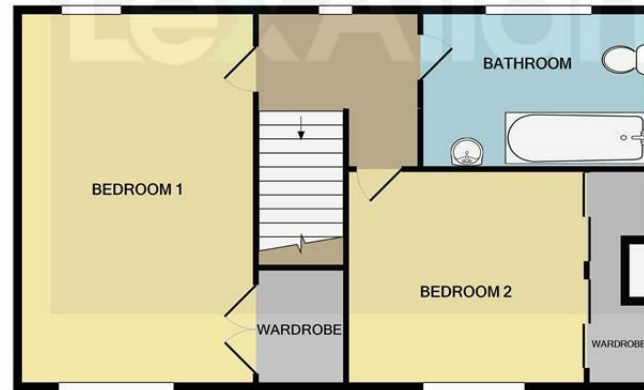
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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 20% 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.



GROUND FLOOR



1ST FLOOR

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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