



LexAllan

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46 Stour Hill, Brierley Hill, West Midlands, DY5 2AT



*** FOR SALE VIA AUCTION *** Lex Allan are proud to present this lovely two bedroom detached property located on Stour Hill in Quarry Bank. This property is perfect for those looking to put their own stamp on a property and who want to live in a great location. This property offer; Entrance hall, lounge, dining room, kitchen, two bedrooms, shower room, rear garden, garage and off road parking. Call now to arrange your viewing.

For Sale By Modern Method of Auction

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Entrance hall

Access via the porch leading into an entrance hall offering access to lounge and stairs leading to first floor elevation, central heated radiator.

Lounge
13'05 x 10'10 (4.09m x 3.30m)

Large double glazed window to front elevation, wall mounted side lights, central heated radiator, access into dining room.



Dining Room

13'10" x 8'09" (4.22m x 2.67m)

Good sized dining room offering access through opening to kitchen, under stair storage cupboard, access to rear garden via side, central heated radiator.

Kitchen

9'00" x 7'00" (2.74m x 2.13m)

Access via the dining room this kitchen offers a variety of wall and base units, built in double electric oven and four ring gas hob, stainless steel sink and drainer, plumbing for washing machine under work surface, glazed window to rear elevation and door leading to rear garden.

Landing

Spacious landing offering access to all first floor accommodation, storage cupboard, glazed window to side elevation.

Bedroom 1

12'01" x 10'04" max (3.68m x 3.15m max)

Great sized bedroom offering built in wardrobes and storage cupboard, double glazed window to front elevation, central heated radiator.

Bedroom 2

8'10" x 7'06" (2.69m x 2.29m)

Double glazed window to rear elevation, central heated radiator.

Shower Room

Built in corner shower cubicle, W.C, wash basin with vanity unit, electric heated towel rail, tow double glazed windows to rear elevation.

Garage

Access from the front and rear, electric sockets throughout and lighting.

Rear Garden

Good size tiered garden with lawn area, outside W.C and storage outer house, access to garage.

The Location

Situated in the popular Stour Hill in Quarry Bank, This property is within reach of good local amenities in and around Quarry Bank, such as local schools, public transport services, and excellent shops in the High Street. Railway services run nearby from Cradley Heath or Lye and the property forms an ideal base for those commuting to nearby commercial centres in the Black Country or further afield.



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

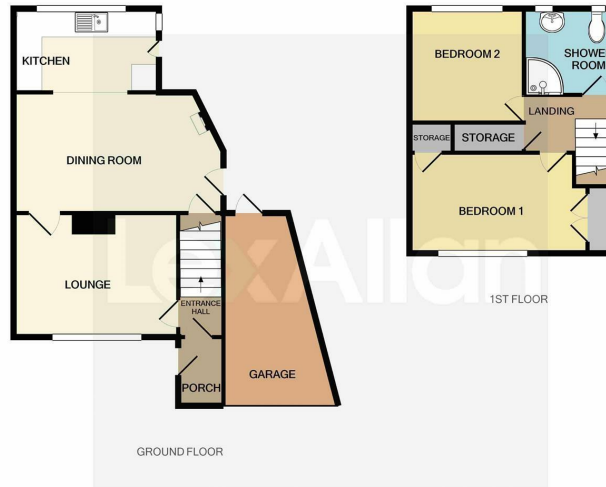
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide 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.



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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