



## St Johns House, St. Johns Road, , DY8 1EH

Arrange your viewing now for this exclusive development of 18 premium apartments in the heart of Stourbridge created by Witley Homes. This tasteful refurbishment is on offer with HELP TO BUY and has a range of one and two bedroom apartments available benefiting from high quality specification throughout.

Price £175,000



SECURE YOUR  
**HOME**  
WITH 5% DEPOSIT

*backed by HM Government*

## Description

St. John's House has enjoyed a rich and interesting past, most recently being the base of the Stourbridge News, a well respected local newspaper. Now we are very pleased to announce this landmark building is going to be the home for 18 sumptuously appointed, extremely highly specified, luxury one and two bedroom apartments in the heart of Stourbridge.

Witley Homes are very happy and proud to be tastefully and skilfully refurbishing this important part of the history of Stourbridge and to give you the chance to enjoy modern, urban, luxury living.

## Money Laundering

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.

## Leasehold

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor.

Kitchen/dining/living 19'9" x 19'0" (6.031 x 5.798)

Bedroom 1 14'6" x 10'9" (4.431 x 3.285)

En-suite 5'6" x 17'11" (1.678 x 5.463)

Bedroom 2 12'5" x 7'5" (3.785 x 2.266)

Bathroom 5'9" x 8'0" (1.76 x 2.463)

## APARTMENT 9 (FIRST FLOOR) AND APARTMENT 14 (SECOND FLOOR)

### Kitchen/dining/living

6,031mm x 5,798mm (19'7" x 19')

### Bedroom 1

4,431mm x 3,285mm (14'5" x 10'7")

### En-suite

1,678mm x 2,463mm. (5'5" x 8'1")

### Bedroom 2

3,785mm x 2,266mm (12'4" x 7'4")

### Bathroom

1,760mm x 2,463mm (4'8" x 5'7")



**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.

**Lex Allan  
Grove**  
LAND & NEW HOMES

129 Worcester Road, Hagley, DY9 0NN

Inh@lexallanandgrove.com

01562 270072

www.lexallanandgrove.com