







** GREAT SIZED PROPERTY, GREAT LOCATION **
On offer is this fantastic three bedroom semi
detached property located on Gladstone Road in
Wollaston. This property is perfect for those looking to
live in a great area which is surrounded with good
schools and local amenities. In brief this property
offers; entrance hall, kitchen/diner, lounge, downstairs
W.C, three bedrooms, bathroom, workshop/office,

Entrance Hall

Spacious entrance hall offering stairs to first floor accommodation, central heated radiator, tiled flooring, under stair storage cupboard.

garage. This property has NO UPWARD CHAIN!

Lounge

23'11 x 12'07 (7.29m x 3.84m)

Floor to ceiling double glazed window to front elevation, patio doors to rear elevation, exposed floorboards, central heated radiator.

Kitchen/Diner

19'04 x 15'11 max (5.89m x 4.85m max)

A variety of wall and base units, space for washing machine, tumble dryer and american style fridge/freezer, Belfast sink, two double glazed windows to rear and side elevation, tiled flooring.

W.C

W.C with double glazed window to side.

Landing

Access to all first floor accommodation, double glazed window to side elevation, loft access.

Bedroom 1

13'09 x 12'03 (4.19m x 3.73m)

Fitted wardrobes, double glazed window to front elevation, central heated radiator.







Bedroom 2

$12'02 \times 10'00 (3.71 \text{m} \times 3.05 \text{m})$

Double glazed window to rear elevation, central heated radiator.

Bedroom 3 9'03 x 6'11 (2.82m x 2.11m)

Double glazed window to front elevation, central heated radiator.

Bathroom

Bath with shower over head, wash hand basin, W.C, central heated radiator, double glazed window to rear elevation.

Rear Garden

Generous sized garden with patio area leading to a great sized lawn area that wraps around the property, access to the front, outdoor power points.

Workshop

14'00 x 10'09 (4.27m x 3.28m)

Power points, lighting and two double glazed windows.

Garage

16'08 x 8'00 (5.08m x 2.44m)

With an up and over door to front, lighting and power points.

The Location

The house lies near to Wollaston village centre which offers a host of day to day amenities including excellent schools, shops, public transport services and a number of well known pubs and eateries. It provides the ideal base for those commuting to nearby commercial centres in and around Stourbridge as well as further afield including the Black Country, Birmingham with good access to the M5 motorway network and beautiful countryside lies on the outskirts stretching to the South and West.

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









written or verbal (information) about the property or its value may be relied upon as a statement or representa-tion 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 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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