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High Mallory, 4 Wollaston Court, Wollaston, Stourbridge, West
Midlands, DY8 4SQ

A three bedroom detached bungalow occupying a fine elevated position at the head of this sought after and conveniently located cul-de-sac address. Providing well-proportioned accommodation within a private and nicely sized plot this property has undergone extensive updating by the current owners. The property itself comprises of large driveway leading to garage, porch, separate wc, dining area, lounge, kitchen, three double bedrooms and house bathroom. To the rear a beautifully presented South facing garden as well as a Workshop/Potting shed and storage area. The kitchen and reception areas enjoy lovely views over the garden without being overlooked. This spacious home enjoys an abundance of natural light and simply must be viewed to fully appreciate the accommodation on offer.

Approach

Tarmac drive to front providing ample off road parking

Porch

A bright and spacious porch with doors radiating off to dining room and w.c, central heated radiator.

Dining Room

13'10" x 9'8" (4.22 x 2.97)

Patio door allowing access to the garden, opening to the lounge, door radiating off to the kitchen, wall mounted side lights, central heated radiator.

Lounge

14'11" x 13'9" (4.56 x 4.21)

Patio door with access to the garden, electric fireplace, three double glazed windows to front, central heated radiator.

Kitchen

14'8" x 10'6" (4.48 x 3.21)

Variety of wall and base units, double electric oven, hob with extractor above, sink and drainer, integrated dishwasher, plumbing for washing machine, two large pantry's, two double glazed windows to rear, access to garage.

Hallway

Doors radiating off to all bedrooms and house bathroom.

Bedroom 1

14'1" x 12'11" (4.31 x 3.94)

Three double glazed windows to each side, central heated radiator.



Bedroom 2

14'0" x 12'10" (4.29 x 3.93)

Two double glazed windows to rear and side, central heated radiator.



Bedroom 3

10'0" x 8'10" (3.07 x 2.71)

Double glazed window to side, central heated radiator.

House Bathroom

Large shower cubicle, bath, wash hand basin, w.c vanity, spot lights, chrome heated towel rail and separate central heated radiator, double glazed window to side.

Workshop/Potting Shed

12'2" x 7'10" (3.72 x 2.40)

Power and lighting throughout, central heated radiator, access to garden.

Garage

27'0" x 11'1" (8.25 x 3.40)

Electric up and over door to front, large storage cupboard, power and lighting throughout.

Rear Garden

A private and peaceful South facing garden that offers a lovely lawn area with a border of mature shrubs and flowers throughout. Terraced beds offer an additional feature along with a patio area that is perfect for those summer evenings spent with friends and family too.



The Location

Situated near Wollaston village centre, all the excellent services are to hand such as primary schools, brilliant butchers, other independent shops, pubs and eateries. Buses run from the village to Stourbridge as well as trains from town centre. The perfect base for those commuting within the Black Country and nearby commercial centres, the midlands motorway network is accessed via the M5 from Halesowen or Bromsgrove. Wollaston lies on the edge of greenbelt countryside with plenty of open spaces and access to footpaths and bridleways.

Council Tax Band F



Tenure (Freehold).

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.

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 £240 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.

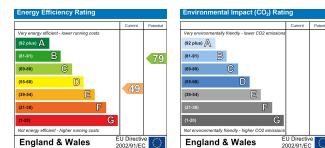
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is made with regards to them.



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