



LexAllan

local knowledge exceptional service

69 High Street, Wollaston, Stourbridge, West Midlands, DY8
4NY

**** PRIME WOLLASTON ADDRESS ****

This charming two bedroom semi detached family home as been well maintained by the current owner and offers a tremendous amount of accommodation inside and out. Benefitting from off road parking and having a detached annex to the rear, this is a must view. The property itself comprises of lounge, dining room, kitchen, family bathroom and conservatory. To the first floor are two double bedrooms. Outside you will find a peaceful rear garden along with access to the detached annex that carport, Store and Hobby Room above with separate Toilet. Viewing is absolutely essential to appreciate the overall size, layout and flexibility of this additional space.



Entrance Hall

Stairs rising to first floor, doors radiating off to lounge and dining room.

Lounge

12'6" x 12'2" (3.83 x 3.71)

Log burner with surround, double glazed window to front, central heated radiator.

Dining Room

11'10" x 9'3" (3.63 x 2.84)

Double glazed window to front, central heated radiator, double doors to kitchen.

Kitchen

10'7" x 9'3" (3.23 x 2.83)

Variety of wall and base units, double electric oven, four ring gas hob with extractor, stainless steel sink and drainer, plumbing for washing machine, tiled flooring, double glazed window to rear, spot lights.

Shower Room

Large shower cubicle, wash hand basin, W.C, chrome heated towel rail, tiled flooring, double glazed window to rear, airing cupboard.

Landing

Doors radiating off to both bedrooms.



Bedroom 1

12'11" x 12'3" (3.94 x 3.75)

Double glazed window to front, central heated radiator.

Bedroom 2

11'10" x 10'0" (3.63 x 3.06)

Double glazed window to front, central heated radiator, storage cupboard.

Rear Garden

Peaceful garden with patio area that leads on to a generous lawn. Access also leads to the detached annex.

Annex

The Annex creates a Carport, Store and Hobby Room above with separate Toilet. Viewing is absolutely essential to appreciate the overall size, layout and flexibility of this additional space.

Carport

Parking for two vehicles.

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 (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.

Council Tax Band B



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

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current Rating	Potential Rating	Current Rating	Potential Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix ©2023



The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

LexAllan

local knowledge exceptional service

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.