



**LexAllan**

local knowledge exceptional service

28 Park Road West, Wollaston, Stourbridge, West Midlands,  
DY8 3NQ

**\*\* SUPERB LOCATION, SUPERB POTENTIAL THROUGHOUT \*\***

This charming three bedroom semi has been well maintained inside and out and has truly been a loving family home for many years. Situated in the village of Wollaston, you are never too far away from superb amenities and transport links. The property itself comprises of a porch, entrance hall, lounge, dining room, kitchen and w.c. To the first floor are three bedrooms and the family bathroom. Off road parking can be found to the front along with a private garden to the rear. For further information or to arrange your viewing contact the office.

**Approach**

Block paved drive to front.

**Porch**

Access leading to entrance hall, tiled flooring.

**Entrance Hall**

Spacious hall with doors radiating off to all ground floor accommodation, stairs rising to first floor, understairs storage, double glazed window to side, central heated radiator.

**Lounge**

11'5" x 10'11" (3.49 x 3.33)

Gas fire with surround, double glazed window to front, central heated radiator.

**Dining Room**

20'8" x 11'5" (6.31 x 3.48 )

Patio door allows access to the garden, double doors give access to the lounge, two central heated radiators.

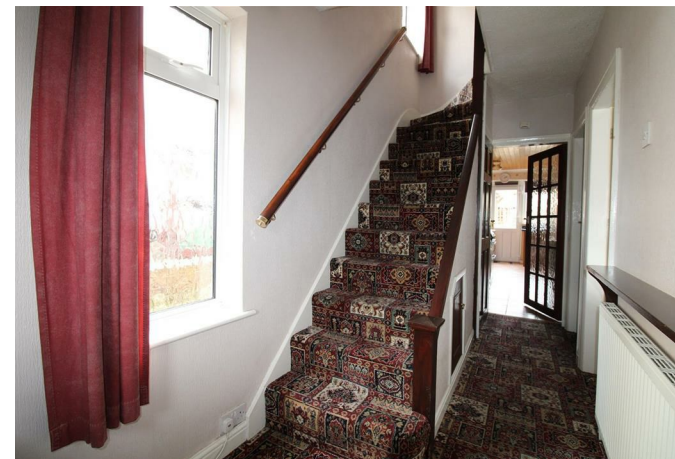
**Kitchen**

17'5" x 11'3" (5.32 x 3.45 )

Variety of wall and base units, electric oven, plumbing for washer and dryer, sink and drainer, double glazed window to rear, access leading to the garden and front access, tiled flooring, central heated radiator.

**W.C**

Wash hand basin, w.c, double glazed window to side.



## Landing

Bright and airy landing with doors radiating off, double glazed window to side, loft access.

## Bedroom 1

13'6" x 8'10" (4.13 x 2.71)

Double glazed window to front, fitted wardrobes, central heated radiator.

## Bedroom 2

10'7" x 10'2" (3.24 x 3.10)

Fitted wardrobes, double glazed window, central heated radiator.

## Bedroom 3

7'4" x 6'2" (2.24 x 1.89)

Double glazed window to front, central heated radiator.

## Bathroom

Bath with shower over, wash hand basin, w.c, central heated radiator, double glazed window.

## Rear Garden

A true asset is this extensive peaceful garden that offers a generous slabbed patio area that leads on to a lawn area with a border of mature shrubs.

## The Location

Situated in Wollaston, the property takes full advantage of all the excellent amenities to hand in this ever popular village, such as primary and secondary schools, shops, an excellent range of pubs and eateries as well as public transport services to other outlying areas, including Stourbridge Town. The house is just a short walk away to countryside footpaths and bridleways that extend into the South Staffs countryside. The area has long been a popular base for those commuting to nearby commercial centres in and around Stourbridge and the Black Country with good access to the A449 and onwards to Kidderminster or Wolverhampton. The Midland motorway network is easily accessible via the M5 and railway services run from Stourbridge Junction.

## Council Tax Band C

## 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.

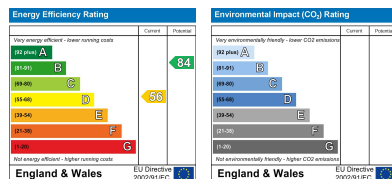
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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 marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other fixed or adjustable items are approximate and are not intended to be used for any purpose other than to provide a general impression of the property. The services, systems and appliances shown have not been tested and the purchaser is to verify the accuracy of all information shown on the floorplan. Must call before 12:00.



**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.

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

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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