



**LexAllan**

local knowledge exceptional service

1 Gerald Road, Wollaston, Stourbridge, West Midlands, DY8 4SA

This traditional three bedroom semi detached with NO UPWARD CHAIN offers great potential to be a fantastic family home thanks to the spacious and recently redecorated accommodation through out. All at the highly sought after Wollaston address. The property itself comprises of driveway leading to garage, entrance hall, lounge, dining room, and kitchen. To the first floor are three bedrooms and house bathroom. Finally an attractive garden to the rear. For further information or to arrange your viewing contact the office.



#### Approach

Block paved driveway offering parking, steps up and gravel area

#### Hallway

Door to front, central heating radiator and cupboard off

#### Lounge

Double glazed bay window to front, French door to rear, feature fireplace and central heating radiator

#### Diner

Central heating radiator and double glazed window to rear

#### Kitchen

Window to rear, door to side, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor over, integrated oven, central heating radiator and tiled splash backs

#### Garage

Metal up and over door to front and housing combi boiler

#### Landing

Double glazed window to side and doors off

#### Bedroom One

Double glazed bay window to front and central heating radiator

#### Bedroom Two

Double glazed window to rear, built in wardrobe and central heating radiator

#### Bedroom Three

Double glazed window to front and central heating radiator

#### Bathroom

Wash hand basin with mixer tap and storage below, heated towel rail, low level w.c, window to rear, shower, central heating radiator, tiled splash backs and extractor fan

#### Rear Garden

Slab patio, lawn, gravel area, beds with various plants and shrubs, and fencing to enclose



### 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 of £120. 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.

### 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.

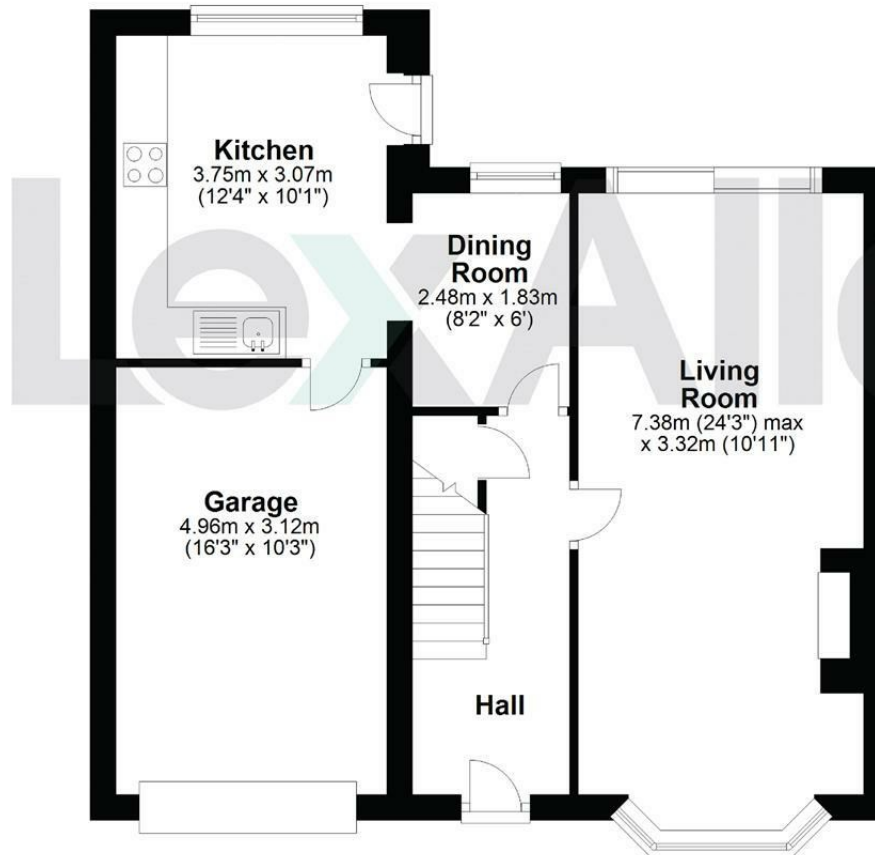
### Council Tax Band B





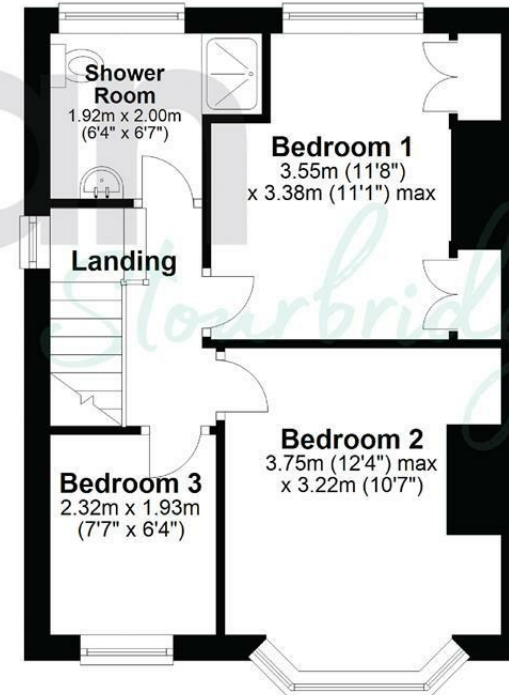
### Ground Floor

Approx. 67.1 sq. metres (722.5 sq. feet)



### First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 104.1 sq. metres (1120.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Best	Worst
A			
B			
C			
D			
E			
F			
G			
Very energy efficient - lower running costs	82		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A			
B			
C			
D			
E			
F			
G			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
England & Wales	2020/11/11	England & Wales	2020/11/11

**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.

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