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6 Morrow Way, Wollaston, Stourbridge, West Midlands, DY8 4GE

**** PERFECT UPSIZE, PERFECT LOCATION ****

This charming four bedroom detached family home has been well maintained inside and out. Situated on the sought after Doulton Brook estate you are surrounded by superb amenities and canal side walks on your doorstep. Morrow Way is perfect for the growing family and offers spacious accommodation. In brief the property comprises of; entrance hall, lounge, kitchen/diner, sitting room, w.c, master bedroom with en-suite off, three further double bedrooms and family bathroom. To the front is off road parking and a detached garage. Viewings are highly recommended to appreciate the accommodation.

Approach

Driveway to side with slabbed pathway allowing access to the property.

Entrance Hall

Spacious hall entrance hall with doors radiating off, tiled flooring, central heated radiator, stairs rising to first floor.

Lounge

13'9" x 13'6" (4.20 x 4.13)

Electric fire with surround, double glazed window to rear, double doors open into the sitting room, central heated radiator.

Kitchen/Diner

14'9" x 13'3" (4.50 x 4.04)

Variety of wall and base units, electric oven, four ring gas hob with extractor above, sink and drainer, integrated fridge/freezer and dishwasher, plumbing for washing machine, tiled flooring, tow double glazed windows to front, central heated radiator.

Sitting Room

11'7" x 10'0" (3.54 x 3.06)

Double doors open into the garden, central heated radiator, tiled flooring.

W.C

Wash hand basin, w.c, tiled flooring, central heated radiator, double glazed window to front.

Landing

Spacious landing with doors radiating off, loft access, central heated radiator, airing cupboard.

Master Bedroom

13'8" x 13'1" (4.17 x 4.00)

Double glazed window to rear, central heated radiator, en-suite off.



En-Suite

Shower, wash hand basin, w.c, tiled flooring, central heated radiator.

Bedroom 2

13'4" x 10'9" (4.08 x 3.29)

Fitted wardrobes, central heated radiator, double glazed window to rear.

Bedroom 3

13'8" x 8'0" (4.17 x 2.45)

Fitted wardrobes, two double glazed windows to front, central heated radiator.

Family Bathroom

Bath with shower over, wash hand basin, w.c, double glazed to side, tiled flooring, central heated radiator.

Bedroom 4

10'7" x 8'0" (3.24 x 2.46)

Double glazed window to front, central heated radiator.

Rear Garden

A peaceful garden with patio area ideal for those summer evenings spent with friends and family, neat and tidy lawn area, secure access leading to the side.

Garage

Up and over door to front, power and lighting throughout.

The Location

Located off Wollaston High Street, Morrow Way is just a stone's throw from the village's range of amenities. Meanwhile, the excellent selection of shops and leisure facilities in Stourbridge town centre are also within walking distance, including two shopping centres, bars and restaurants. Further afield, Merry Hill Shopping Park is just three miles from home offering a wealth of High Street stores and boutiques. Families will appreciate the choice of schools for all ages within close proximity of Doulton Brook, including Amblecote Primary School and Redhill School and Specialist Language College for secondary-age students and the King Edward VI College Stourbridge for sixth formers. Stourbridge Junction railway station is just over two miles from home, for direct services to Birmingham, while the development is well-located for road links to Dudley, Wolverhampton, Birmingham and the M5.

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. We are also advised there is an annual service charge of £250.

Referral Fees.

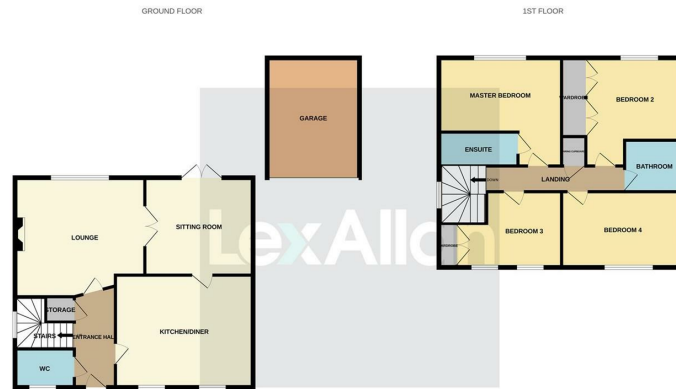
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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.

Money Laundering Regulations.

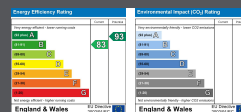
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The architect, surveyor and valuer shown have not been asked to guarantee as to their accuracy or precision and we can not be held liable for them. Made with Mapbox ©2024



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