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36 Meadowfields Close, Wordsley, Stourbridge, West Midlands,
DY8 5AE

**** STOP YOUR PROPERTY SEARCH HERE ****

This superb four bedroom detached family home is the perfect upsizer for those growing families. Offering spacious accommodation inside and out and nestled within a quiet Cul De Sac in Wordsley this truly is a must view.

Meadowfields Close offers; entrance hall, lounge, kitchen/diner, utility and guest W.C. To the first floor is the master bedroom with en-suite, three further bedrooms and family bathroom. To the rear is a private garden along with parking and garage to the side. If you are looking for an exceptional family home, this is the one for you.

Approach

Block paved driveway providing off road parking, neat and tidy lawn area with porch to front.

Entrance Hall

Spacious and bright hall with doors radiating off, stairs rising to first floor, central heated radiator.

Lounge

19'3" x 10'6" (5.89 x 3.22)

Log burner with hearth, double glazed bay window with fitted shutters, central heated radiator.

Kitchen/Diner

28'7" x 12'4" (8.72 x 3.77)

Variety of wall and base units with integrated fridge/freezer, dishwasher, electric oven, induction hob with extractor above, sink and drainer, tiled under floor heating, central heated radiator. Bi-fold doors open into the garden offering the perfect sociable space along with a double glazed window to side and spot lights.

Utility Room

7'6" x 3'10" (2.31 x 1.17)

Wall and base units with stainless steel sink and drainer, plumbing for washing machine under worksurface, central heated radiator, access to the side of the property.

W.C

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

Landing

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



Master Bedroom

16'4" x 12'4" (5.00 x 3.78)

Fitted wardrobes, two double glazed windows with fitted shutters, access to en-suite, central heated radiator.

En-Suite

Shower, wash hand basin, w.c, chrome heated radiator, double glazed window to front, spot lights.

Bedroom 2

12'10" x 10'8" (3.93 x 3.27)

Two double glazed windows, central heated radiator.

Bedroom 3

12'4" x 11'9" (3.77 x 3.59)

Two double glazed windows, central heated radiator.

Bathroom

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

Bedroom 4

11'8" x 6'10" (3.56 x 2.09)

Double glazed window to front, central heated radiator.

Rear Garden

A private and peaceful garden that is perfect for hosting those sociable summer evenings spent with friends and family. A generous slabbed patio area that leads onto the neat and tidy lawn, secure side access.

Garage

Electric roller shutter door to front, power and lighting throughout.

The Location

Wordsley offers many local amenities including schools at both junior and senior levels, canal walks, King George V Park, Red House Glass Cone, pubs and eateries, regular bus services run from Stream Road into Stourbridge bus station, and Kingswinford also has a great selection of shops for all day to day needs. Located next to the canal offering lovely easy access to plenty of foot paths leading throughout the borough and surrounding, the residents of Meadowfields close also have private access onto the canal path.

Council Tax Band E



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 £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

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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.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
93	93	G	G
84	84	G	G
75	75	G	G
65	65	G	G
55	55	G	G
45	45	G	G
35	35	G	G
25	25	G	G
15	15	G	G
5	5	G	G

EU Directive 2002/91/EC
England & Wales