



LexAllan

local knowledge exceptional service

7 Meriden Close, Wollaston, Stourbridge, West Midlands, DY8 4QW

A great opportunity to purchase this charming two bedroom semi detached bungalow situated within the ever popular Wollaston location. On offer with no upward chain, the property has been beautifully maintained for many years and with it's versatile layout and convenient location, it is truly perfect for those looking to downsize. The property is entered via the welcoming entrance hall having doors radiating off to the bathroom, a lovely lounge and kitchen which sit to the rear of the property with dining room off and the two bedrooms. Outside has the benefit of off road parking to the front with car port leading to the garage whilst to the rear is a neat and tidy low maintenance rear garden. Viewings are highly recommended for this wonderful home.

Approach

The approach is by way of block paved driveway with gravelled area to front and neat and tidy flowering shrubs, carport leading to the garage and main entrance to the side of the property.

Entrance Hall

Doors radiating off to living room, bedroom one and two, house bathroom and kitchen, useful cupboard, loft hatch and central heating radiator.

Living Room

16' 11" x 11' 5" (5.16 x 3.48)

Feature fireplace with gas fire with decorative frame and marble effect surround and hearth, large double glazed window and central heating radiator.

Kitchen

9' 0" x 8' 10" (2.74 x 2.68)

Inset stainless steel sink top with drainer built into rolled edge laminate work top, range of wall and base units, built in double oven, 4 ring gas hob with extractor above, plumbing for washing machine, wall tiles, cupboard housing boiler and space for under counter fridge freezer.

Dining Room

11' 4" x 9' 4" (3.46 x 2.84)

Having two sliding patio doors opening out to the rear garden giving the feel of the outdoors feeling inside when opened, door leading you to the car port and central heating radiator.

Bedroom One

12' 2" x 9' 4" (to wardrobe) (3.71 x 2.84 (to wardrobe))

Fitted wardrobes, double glazed window and central heated radiator.

Bedroom Two

9' 3" x 8' 11" (2.82 x 2.73)

Fitted wardrobes and over head cupboards, double glazed bay window and central heating radiator.

Bathroom

Panelled bath with shower fitting, low flush WC, pedestal wash hand basin, wall tiles, double glazed window and central heating radiator.



Rear Garden

Private and enclosed from neighbouring properties with paved patio perfect for alfresco dining, beautifully maintained risen flower beds with flowering shrubs.

Carport

Garage

17'0" x 8'7" (5.17 x 2.61)

Having up and over door, light and power points, wall and base units with work tops and single glazed window.

Location

The bungalow lies near to Wollaston village centre which offers a host of day to day amenities including excellent 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 C

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 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.



GROUND FLOOR



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.
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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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