



**LexAllan**

local knowledge exceptional service

29 Meriden Avenue, Wollaston, Stourbridge, DY8 4QN

**\*\* SUPERB POTENTIAL ON THIS SOUGHT AFTER ADDRESS \*\***

This well sized three bedroom semi detached family home is in need of modernisation inside and out. Having been a loving family home for many years this truly is now ready for its next chapter. Nestled within the heart of Wollaston village you are surrounded by five star amenities located right on your doorstep. In brief the property comprises of; reception hall, lounge, dining room, sitting room, kitchen & guest w.c. To the first floor are three well sized bedrooms and house bathroom. To the rear is an extensive peaceful garden along with access to garage. Viewings are highly recommended to appreciate the accommodation on offer.



**Approach**

**Reception Hall**

Spacious hall with doors radiating off, stairs rising to 1st floor, central heated radiator, window to side

**Lounge**

12'10" x 14'5" (3.92 x 4.41 )

Bay window to front, two central heated radiators.

**Sitting Room**

11'5"x12'11" (3.49x3.95 )

Door leading into garden, central heated radiator.

**Dining Room**

9'1"x9'6" (2.77x2.90)

Window to side, central heated radiator, built storage cupboard, opening to kitchen.



**Kitchen**

10'9"x9'2" (3.29x2.80 )

Variety of base units, stainless steel sink and drainer, plumbing for washing machine, central heated radiator, glazed windows to both side, quarry tiled flooring, door to garden.

**W.C**

Steps lead down to wash hand basin, WC, central heated radiator, window to front.



### Landing

Doors radiating off, loft access, window to front.

### Bedroom 1

14'7"×13'4" (4.45×4.07)

Glazed window to front, central heated radiator.

### Bedroom 2

13'0"×11'5" (3.97×3.50)

Glazed window to rear, central heated radiator.

### Bedroom 3

9'5"×9'1" (2.89×2.79)

Glazed window to rear central heated radiator, fitted storage cupboards.



### Bathroom

Bath with electric shower over, wash hand basin, WC, central heated radiator, glazed window to side.

### Garden

A true asset to this property on Meriden Avenue is this private and peaceful South facing rear garden with generous slab patio area steps lead up to a generous lawn with a border of mature shrubs. Access to the outside w.c.

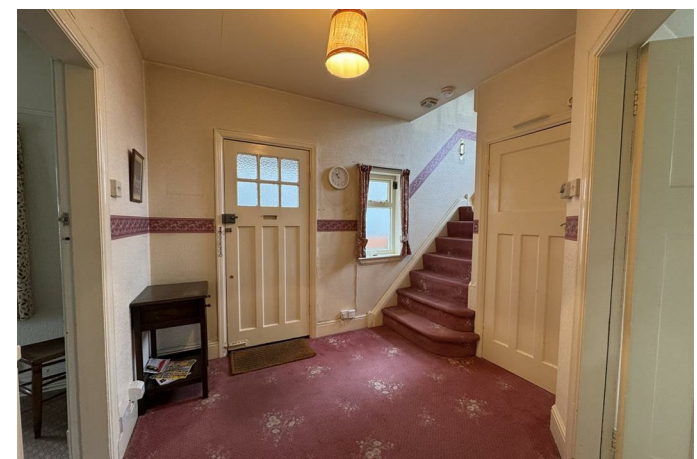
### Garage

Double doors to the front of the garage with a window to side and rear, perfect space for workshop.



### 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.**

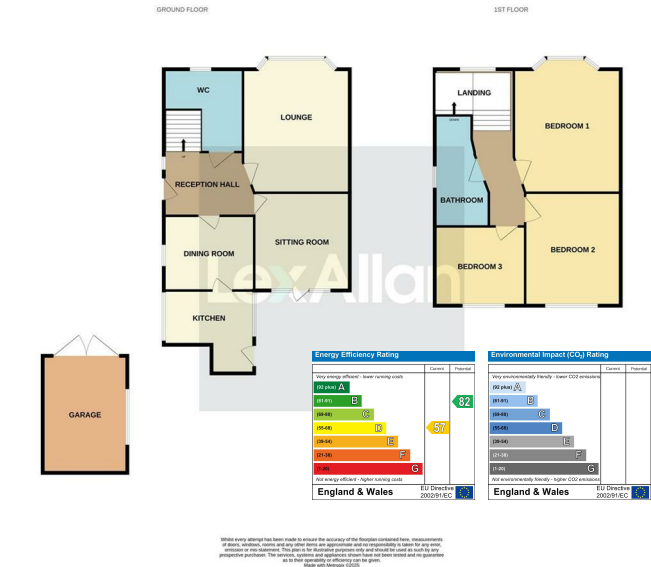
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof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



**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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