



**LexAllan**

local knowledge exceptional service

74 Wynall Lane, Stourbridge, DY9 9AQ



## **\*\* SUPERB OPPORTUNITY TO PURCHASE \*\***

Available via auction is this detached property offers spacious accommodation throughout & is in need of full reconfiguration inside & out. Situated on a well known address in Wollescote this truly is a great opportunity. In brief the property comprises; entrance hall, lounge, kitchen, dining room, w.c, additional room, three well sized bedrooms to the first floor, bathroom and additional shower. Two courtyard gardens to the outside and garage can be found. Call today to arrange your viewing.



### **Auction**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



### **Approach**

Driveway to front along with additional driveway to side.

### **Entrance Hall**

Stairs rising to first floor, under stair storage cupboard, door off to allow access to all ground floor accommodation.

### **Lobby**

Doors radiating off.





### Room 1

15'6" x 15'7" (4.73 x 4.76)

Door to front with windows to either side, central heated radiator, door off to the rear.

### Lounge

14'2" x 11'10" (4.33 x 3.63)

Bay window to side, central heated radiator.

### Kitchen

18'10" x 9'6" (5.76 x 2.91)

Large storage cupboard, window to side, tiled flooring.

### Lobby

Door off to further accommodation as well as access to the side garden.

### Dining Room

16'0" x 15'8" (4.89 x 4.79)

Window to side, central heated radiator.

### W.C

Wash hand basin, w.c, central heated radiator, window to side.

### Landing

Doors off to all first floor accommodation, window to side.

### Bedroom 1

15'2" x 12'7" (4.63 x 3.86)

Fitted wardrobes, window to front, central heated radiator.

### Bedroom 2

12'2" x 11'6" (3.71 x 3.51)

Fitted wardrobes, window to side, central heated radiator.

### Bedroom 3

11'2" x 10'4" (3.42 x 3.15)

Window to front, central heated radiator.

### Bathroom

Bath, wash hand basin, w.c, window to side.

### Shower Room

Shower.

### Gardens

Two gardens that easy maintenance.





Garage  
Up & over door to front.

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 £30 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.

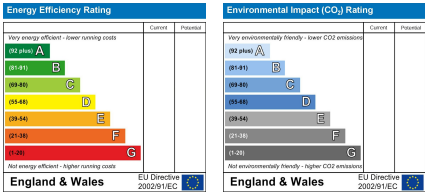
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements, dimensions, distances, contents and fixtures shown are for guidance only and are not intended to be relied upon by any prospective purchaser. The actual systems and appliances shown have not been tested and no guarantee is made for the accuracy of the information shown.



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