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45 The Poplars, Wordsley, Stourbridge, DY8 5SN

**** TRULY IDEAL FOR FIRST TIME BUYERS ****

This three bedroom semi detached has been modernised throughout to create a turn key ready family home. Nestled in the heart of Wordsley you are surrounded by superb amenities & superb local schooling options. In brief the property comprises; entrance hall, lounge/diner, kitchen, w.c, three superb double bedrooms and modern shower room. To the rear is a peaceful garden along with off road parking & garage to front. Call today to arrange your viewing on 01384 442464 is the number to call.



Approach

Entrance Hall

Central heated radiator, stairs rising to first floor, door off to WC.

Lounge/Diner

19'11" x 9'6" (6.08 x 2.92)

A bright and spacious lounge/diner with double doors opening into the garden, central heated radiator, double glazed window to side.

Kitchen

9'11" x 8'10" (3.03 x 2.70)

Modern fitted kitchen with a variety of base units, electric oven, induction hob with extractor above, sink and drainer with mixer tap, plumbing for washing machine, central heated radiator, door allowing access to garden.

W.C

Wash hand basin, w.c, spot lights.

Landing

A bright and airy landing with doors radiating off to all first floor accommodation, airing cupboard, loft access, double glazed window to front.



Bedroom 1 11'2" x 9'6" (3.42 x 2.91)

Bedroom one offers double glazed window to rear, central heated radiator.

Bedroom 2 14'8" x 8'0" (4.49 x 2.46)

Spacious second bedroom with double glazed window to rear, central heated radiator 4.49x2.46

Bedroom 3 10'8" x 8'1" (3.27 x 2.47)

Bedroom three has double double glazed window to front, central heated radiator.

Shower Room

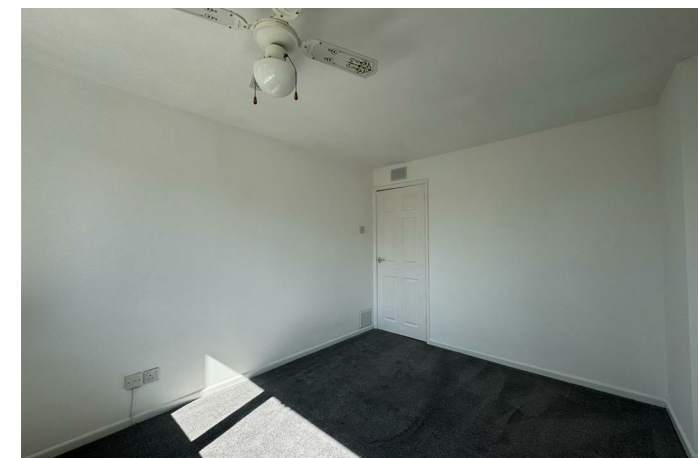
Modern fitted shower room with spacious shower cubicle and electric shower, wash handbasin, WC, two double glazed windows to side, central heated radiator, spotlights.

Garden

A peaceful and private rear garden offering a generous patio area ideal for those summer evenings spent with friends and family, borders of mature shrubs.

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 £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.



Whilst every attempt has been made to ensure the accuracy of the floorplan, Lex Allan does not accept any liability for errors or omissions. The plan is for guidance 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 is made as to their condition or efficiency. Lex Allan is not responsible for any errors or omissions. Lex Allan is not responsible for any errors or omissions. Lex Allan is not responsible for any errors or omissions.



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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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