



**LexAllan**

local knowledge exceptional service

60 Meriden Avenue, Wollaston, Stourbridge, DY8 4QS



**\*\* EXCEPTIONAL CONDITION, EXCEPTIONAL LOCATION**

**\*\***

This charming three bedroom semi detached nestled in the heart of Wollaston Village is truly a must view. Meriden Avenue is ideal for those looking to upsize and is now offered with no upward chain. In brief the property comprises of; porch, reception hall, lounge/diner, kitchen, utility room, w.c. To the first floor are three well sized bedrooms along with the house bathroom. Peaceful rear garden to the rear as well as off road parking and garage to the front. Call us today on 01384 442464 to arrange your viewing.

#### Approach

Driveway to front providing off road parking.

#### Porch

Double glazed window to side, access leading to the reception hall.

#### Reception Hall

Doors radiating off, double glazed window to side, stairs rising to first floor, under stair storage.

#### Lounge/Diner

23'5" x 11'6" (7.13 x 3.50)

Patio doors open into the garden, double glazed window to front, two central heated radiators.

#### Kitchen

11'5" x 11'3" (3.48 x 3.43)

Variety of wall and base units, sink and drainer, four ring gas hob, double electric oven, integrated dishwasher, double glazed window to rear, pantry, utility off, central heated radiator.

#### Utility

10'1" x 7'10" (3.08 x 2.39)

Wall and base units, sink and drainer, plumbing for washing machine, access off to garage & rear garden.

#### WC

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

#### Landing

Airy and bright landing with doors radiating off, double glazed window to side, airing cupboard.

#### Bedroom 1

11'9" x 11'6" (3.57 x 3.51)

Fitted wardrobes, central heated radiator, double glazed window to front.

#### Bedroom 2

11'6" x 11'2" (3.51 x 3.41)

Fitted wardrobes, central heated radiator, double glazed window to rear.

#### Bedroom 3

8'0" x 8'0" (2.44 x 2.44)

Double glazed window to front, central heated radiator.

#### Bathroom

Bath, shower cubicle, wash hand basin, w.c., double glazed window to rear, central heated radiator.



**Garage**  
**18'6" x 8'1" (5.63x2.47)**

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

**Rear Garden**

A peaceful garden offering a slabbed patio area along with a neat and tidy lawn with a border of mature shrubs.

**The Location**

Meriden Avenue is a stones throw from 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.

**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.

**Council Tax Band D**





GROUND FLOOR

1ST 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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