





**\*\* WELL KNOWN ADDRESS IN WOLLASTON \*\***

This three bedroom mid terrace is ideal for those looking for a property that needs modernisation throughout. Offering spacious accommodation and no upward chain, this truly is a must view. In brief the property comprises; porch, entrance hall, lounge, dining room, kitchen & downstairs bathroom. To the first floor are three bedrooms and W.C. A conservatory can be found to the rear along with peaceful garden. Call today to arrange your viewing.

**Approach**

Driveway to front.



**Porch**

Door off to entrance hall.

**Entrance Hall**

Stairs rising to first floor, doors radiating off to all ground floor accommodation, central heated radiator.

**Lounge**

**15'5" x 10'11" (4.72 x 3.35)**

Gas fire, double glazed window to front, central heated radiator.

**Kitchen**

**17'10" x 12'6" (5.45 x 3.82 )**

Variety of wall and base units, sink and drainer, doors off to dining room & conservatory, window to rear.



**Dining Room**

**7'10" x 7'6" (2.39 x 2.30 )**

Window to rear, central heated radiator.



**Bathroom**

Bath with shower over, wash hand basin, w.c, central heated radiator, double glazed window to front.



**Landing**

Doors off to all first floor accommodation, double glazed window to front.



Bedroom 1  
13'4" x 9'4" (4.08 x 2.87 )  
Two storage cupboards, two double glazed windows to rear, central heated radiator.

Bedroom 2  
9'9" x 8'1" (2.98 x 2.47)  
Double glazed window to rear, central heated radiator.

Bedroom 3  
10'11" x 7'0" (3.35 x 2.15)  
Double glazed window to front.

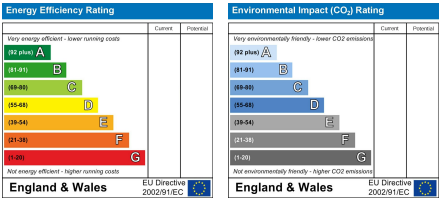
W,C  
Wash hand basin, w.c, double glazed window to front.

Conservatory  
Power throughout, patio doors open into the garden.

Garden  
A peaceful rear garden with patio area, tidy lawn with a border of mature shrubs.

Council Tax Band B

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

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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.



While every attempt has been made to ensure the accuracy of the description contained herein, representations of facts, conditions, contents and quality are made on the understanding that the purchaser is to make their own inspection or investigations. This plan is for guidance purposes only and cannot be used to verify any particular dimension. The property, fixtures and fittings are shown as they are and are not intended to be guaranteed. Plans are for guidance purposes only and cannot be used to verify any particular dimension. Plans are for guidance purposes only and cannot be used to verify any particular dimension. Plans are for guidance purposes only and cannot be used to verify any particular dimension.



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