



## **\*\* A TRUE GEM OF A LOCATION \*\***

This extended detached home has been truly modernised & maintained by the current owners to create a loving family home. Nestled within a very well known address in Wollaston you are surrounded by superb amenities & schooling options. In brief the property comprises; entrance hall, kitchen, lounge, dining room, play room/office and w.c. To the first floor is the master bedroom with en-suite along with two single bedrooms and house bathroom. To the rear is a peaceful garden along with driveway & garage to the front. Call today to arrange your viewing today.

### **Approach**

Driveway runs to the side with landscaped garden to front.

### **Entrance Hall**

Doors off to ground floor accommodation, stairs rise to first floor, central heated radiator.

### **Kitchen**

**12'1" x 8'9" (3.70 x 2.67)**

Variety of wall and base units, sink and drainer, plumbing for washing machine & dishwasher, four ring gas hob with extractor above, double glazed window to front, central heated radiator.

### **Lounge**

**14'11" x 12'4" (4.57 x 3.77)**

Gas fire with surround, two double glazed windows to side, opening to the dining room, central heated radiator.

### **Dining Room**

**14'0" x 9'9" (4.28 x 2.98)**

Double doors open into the garden, central heated radiator, double doors open into the playroom/office.



10'4" x 9'4" (3.16 x 2.85 )

Door off to garage, double glazed window to rear, central heated radiator.

W.C

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

## Landing

Doors off to all first floor accommodation, loft access,  
double glazed window to side,

## Bedroom 1

11'1" x 10'4" (3.38 x 3.15 )

Double glazed window to front, central heated radiator, door off to en-suite, storage cupboard.

## Bedroom 2

9'2" x 8'9" (2.81 x 2.67)

Single bedroom with double glazed window to rear, central heated radiator.

### Bedroom 3

9'4" x 6'0" (2.87 x 1.85)

Single bedroom with double glazed window to rear, central heated radiator.

## Bathroom

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

## Garden

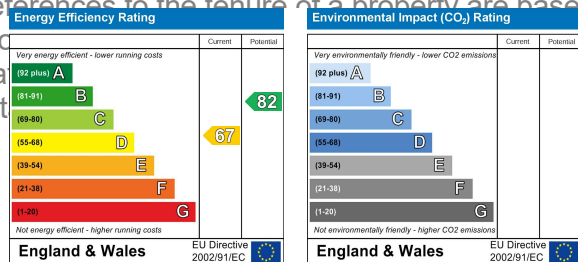
A peaceful garden with patio area with a neat and tidy lawn area along with secure side access to the front.

Tenure (Freehold).

References to the tenure of a property are based on information that is obtained from the Land Registry.

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         | 82        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |



## 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.

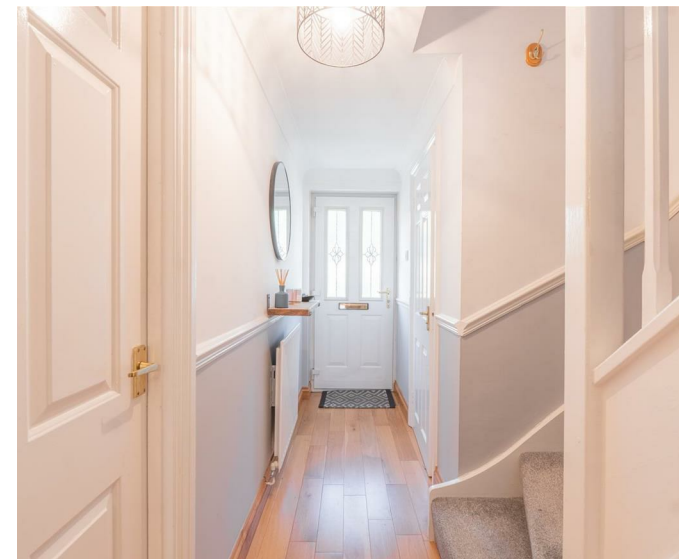
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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.



Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The actual layout and dimensions of the property may vary from those shown and no guarantee can be given as to the accuracy of the plan.



## Council Tax Band C

**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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