



**LexAllan**

local knowledge exceptional service

167 Kingsway, Wollaston, Stourbridge, DY8 4TN



This superb two bedroom detached bungalow offers superb accommodation inside and out. Kingsway is in need of a little modernisation in certain places and is now offered with NO UPWADR CHAIN. In brief Kingsway comprises of; entrance hall, lounge/diner, kitchen, two double bedrooms and wet room. Outside is a peaceful garden along with car port and detached garage. Call today to arrange your viewing.

#### Approach

Driveway to front with mature shrubs, gates to car port.

#### Entrance Hall

Spacious hall with doors radiating off, central heated radiator, loft access.

#### Lounge/Diner

21'5" x 9'6" (6.53 x 3.01)

Electric fire with surround, two central heated radiator, double glazed to front and side.

#### Kitchen

11'9" x 8'5" (3.57 x 2.57)

Variety of wall and base units, double oven, with hob, central heated radiator, sink and drainer, plumbing for washing machine, central heated radiator, door access to side.

#### Bedroom 1

12'0" x 9'5" (3.65 x 2.88)

Double glazed window to front, central heated radiator.

#### Bedroom 2

10'2" x 9'6" (3.09 x 2.89)

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

#### Wet Room

Shower, wash hand basin, w.c, airing cupboard, central heated radiator, double glazed window to rear.

#### Garden

Private and peaceful garden with patio area, neat and tidy lawn with border of mature shrubs and flowers.

#### Garage

Doors to front along with glazed windows to side.





### The Location

The Kingsway provides an ever popular base for those wanting to take full advantage of the numerous amenities that serve the immediate area such as the excellent nearby St James C of E Primary School (see Ofstead link below), bus routes and shops within Kingsway. A super location suiting all ages and pockets (see Street Check link with favourable crime stats) A nearby walkway cuts through to green space known locally as the 'Horse Fields' and onwards toward open countryside and the Staffordshire canal network. More comprehensive services are found in Wollaston village and Stourbridge town centre with railway services from Stourbridge Junction and motorway networks via the M5 at Halesowen or Bromsgrove.

### Council Tax Band C

### 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 Green Street Surveys 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.





## GROUND 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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