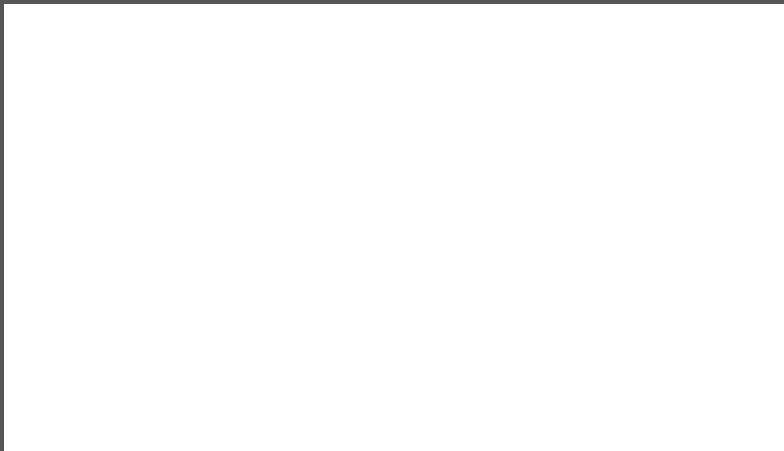




26 Wassell Road, B63 4JU



Lex Allan are proud to present this recently renovated UNFURNISHED family home. This two bedroom semi detached house comprising off; A good sized lounge, large newly fitted kitchen with breakfast bar, utility area, two double bedrooms, both with fitted wardrobes, contemporary shower room, double glazing, modern electric storage heating. Garden with patio area and extensive off road parking.



**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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