LexAllan

local knowledge **exceptional service**

28 Wolverley Avenue, Wollaston, Stourbridge, DY8 3PJ

** CHARMING BUNGALOW NESTLED WITHIN WOLLASTON VILLAGE **

This spacious detached bungalow is now ready for its next chapter, nestled within one of Wollaston's most sought after addresses. Benefitting from spacious accommodation & no upward chain this truly is a must view. In brief the property comprises; entrance hall, lounge, dining room, kitchen, bathroom & two double bedrooms. To the rear is a peaceful garden, tandem garage to the side along with parking to the front. Call us today to arrange your viewing.

Approach

Driveway to front with tidy mature garden.

Entrance Hall

Door off to lounge, airing cupboard, central heated radiator.

Lounge

18'6" x 13'3" (5.66 x 4.04)

Gas fire, double glazed bay window to front, double doors open into the dining room, door off to hall, two central heated radiators.

Dining Room

8'1" x 7'11" (2.47 x 2.43)

Double glazed window to side, central heated radiator.

Kitchen

15'1" x 7'7" (4.61 x 2.32)

Wall and base units, sink and drainer, plumbing for washing machine, double glazed window to side, door off to garage, tiled flooring.

Hall

Doors off to all accommodation, loft access.

Bedroom 1

13'9" x 9'1" (4.21 x 2.79)

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

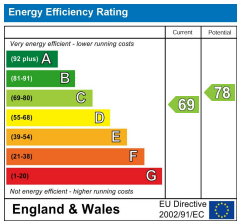
Bedroom 2
11'0" x 8'3" (3.36 x 2.53)
Fitted wardrobes, central heated radiator.

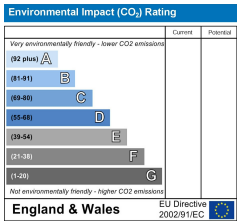
Bathroom
Bath, wash hand basin, w.c, double glazed window to side, central heated radiator.

Garage
41'4" x 8'8" (12.62 x 2.65)
Door to front, power & lighting throughout, door to rear opening into the garden.

Garden
Peaceful garden with patio area with a border of mature shrubs, neat and tidy lawn area.

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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

Council Tax Band D

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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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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