



3d Dobbins Oak Road, Stourbridge DY9 9JB



This one bedroom first floor flat offers spacious accommodation throughout. Nestled on a well known address in Wollescote you are surrounded by superb amenities & great commuter links on your doorstep. In brief the property comprises; hall, lounge, kitchen, double bedroom & bathroom. An additional store cupboard can be found off the communal halls. Call today to arrange your viewing.

**Communal Entrance**

The entrance is accessed via a secure intercom system with fob entry leading you into the communal hallway with stairs rising to the first floor.

**Hallway**

Doors off to all accommodation, storage cupboard off, intercom system.

**Lounge 12' 11" x 12' 7" (3.96 x 3.86)**

Double glazed window to front, central heated radiator.

**Kitchen**

Variety of wall and base units, sink and drainer, plumbing for washing machine, central heated radiator, double glazed window.

**Bedroom 12' 4" x 10' 8" (3.78 x 3.26)**

Double glazed window, central heated radiator.

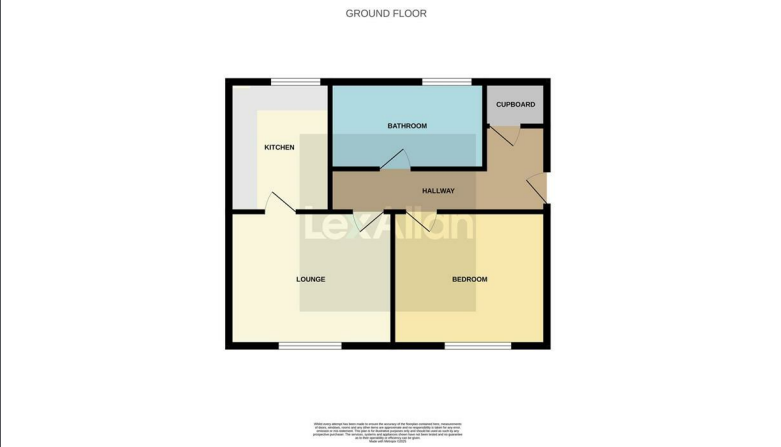
**Bathroom**

Bath, shower, wash hand basin, w.c, central heated radiator, double glazed window.

**Store Cupboard**

Additional store cupboard found in the communal areas.

**Council Tax Band A**



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.



local knowledge exceptional service

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