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Wychwood House Rectory Street, Stourbridge, DY8 5QT

**** DETACHED FAMILY HOME READY FOR ITS NEXT CUSTODIAN ****

This well maintained three bedroom detached offers spacious accommodation throughout. Nestled within a well known address in the heart of Wordsley you are truly surrounded by superb amenities & schooling options to cater for all ages. Having been a loving family home for many years this is now ready for its next custodian.

In brief the property comprise of; porch, lounge, dining room, kitchen, inner hall with utility & guest w.c off. To the first floor are three bedrooms & house bathroom. Ample off road parking to front with garage along with a peaceful rear garden. Call today to arrange your viewing.

Approach

Generous drive sweeping round to the front providing ample off road parking.

Porch

Door off to lounge.

Lounge

20'1" x 13'5" (6.14 x 4.10)

Electric fire with surround, double doors open into the dining room, double glazed window to front, central heated radiator, stairs rise to first floor.

Dining Room

11'3" x 10'1" (3.44 x 3.09)

Door off to kitchen, double glazed window to side, central heated radiator.

Kitchen

12'5" x 9'6" (3.80 x 2.92)

Base units, electric oven with hob, sink & drainer, double glazed window to side, central heated radiator, tiled flooring.

Inner Hall

Doors off to w.c, utility & garage.



Utility

11'0" x 4'8" (3.37 x 1.44)

Worksurface with sink and drainer, plumbing for washing machine & dishwasher, double glazed window to side, door off to garden.

W.C

Wash hand basin, w.c.

Landing

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

Bedroom 1

12'7" x 11'11" (3.85 x 3.65)

Ample fitted wardrobes, double glazed window to front, central heated radiator.

Bedroom 2

12'0" x 11'9" (3.66 x 3.60)

Double glazed window to side, central heated radiator.

Bedroom 3

8'11" x 7'10" (2.74 x 2.41)

Double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, airing cupboard, double glazed window to side.

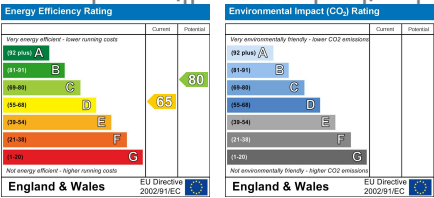
Garage

15'7" x 9'5" (4.76 x 2.89)

Power & Lighting throughout, double glazed window to side.

Garden

Slabbed patio area ideal for hosting friends & family, tidy lawn to the side.



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.

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.

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

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While every attempt has been made to ensure the accuracy of the foregoing contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.