



**LexAllan**

local knowledge exceptional service

45 Duncombe Street, Wollaston, Stourbridge, West Midlands,  
DY8 3QY

**\*\* DOES A LOCATION GET MUCH BETTER THAN THIS? \*\***

This charming three bedroom semi detached has been well maintained by the current owner over years of ownership. Nestled on a well known address in the heart of Wollaston you are truly spoilt with the amenities that the high street has to offer. Duncombe Street offers spacious accommodation over two floors & will tick the boxes for those looking to upsize.

In brief the property comprises; entrance hall, lounge, dining room, utility, kitchen & garden room. To the first floor are three well sized bedrooms & house bathroom. A private & peaceful garden can be found to the rear which is a true asset along with off road parking to the front. Call us today to arrange your viewing.



### Approach

Tarmac driveway to front for two vehicles.

### Entrance Hall

Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, under stair storage, central heated radiator.

### Dining Room

12'5" x 10'0" (3.80 x 3.06 )

Double glazed bay window to front, central heated radiator, double doors open into the lounge.

### Lounge

18'0" x 10'0" (5.51 x 3.06 )

Feature fireplace with surround, central heated radiator, skylight, patio doors to the rear.



### Kitchen

Variety of wall & base units, Rangemaster style oven with extractor over, plumbing for dishwasher, tiled flooring through, patio doors open into the garden, two double glazed windows to side, central heated radiator, door off to garden room.

### Garden Room

7'6" x 5'5" (2.31 x 1.67 )

Patio doors open into the garden, tiled flooring.



### Utility

8'9" x 6'0" (2.69 x 1.85 )

Worksurface with plumbing for washing machine under, tiled flooring, central heated radiator, door to side.

### Landing

Spacious landing with doors off to all first floor accommodation, double glazed window to side, central heated radiator.

### Bedroom 1

11'5" x 9'11" (3.49 x 3.04 )

Double glazed window to rear, central heated radiator.



### Bedroom 2

10'7" x 9'11" (3.25 x 3.04 )

Double glazed window to front, central heated radiator.



### Bedroom 3

11'1" x 8'5" (3.38 x 2.57)

Double glazed window to rear, central heated radiator, spot lights.

### Bathroom

Bath with shower, wash hand basin, w.c, chrome heated towel rail, double glazed window to front, spot lights.



### Garden

A true asset is this peaceful rear garden that offers a generous patio area ideal for hosting friends & family, generous lawn with a border of mature shrubs & flowers, secure side access leads to the front.

## 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 the fees that we have received.

The same also applies if you approach any other financial service providers or surveyors 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 these providers 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 the fees that we have received.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(82-90) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(23-34) <b>E</b>		
(21-38) <b>F</b>			(9-22) <b>F</b>		
(1-20) <b>G</b>			(1-8) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



it is paid to us as an intermediary on the basis that we save them  
**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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