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12 Monument Avenue
Wollescote, Stourbridge,
West Midlands
DY9 8XS

Offers In The Region Of £280,000



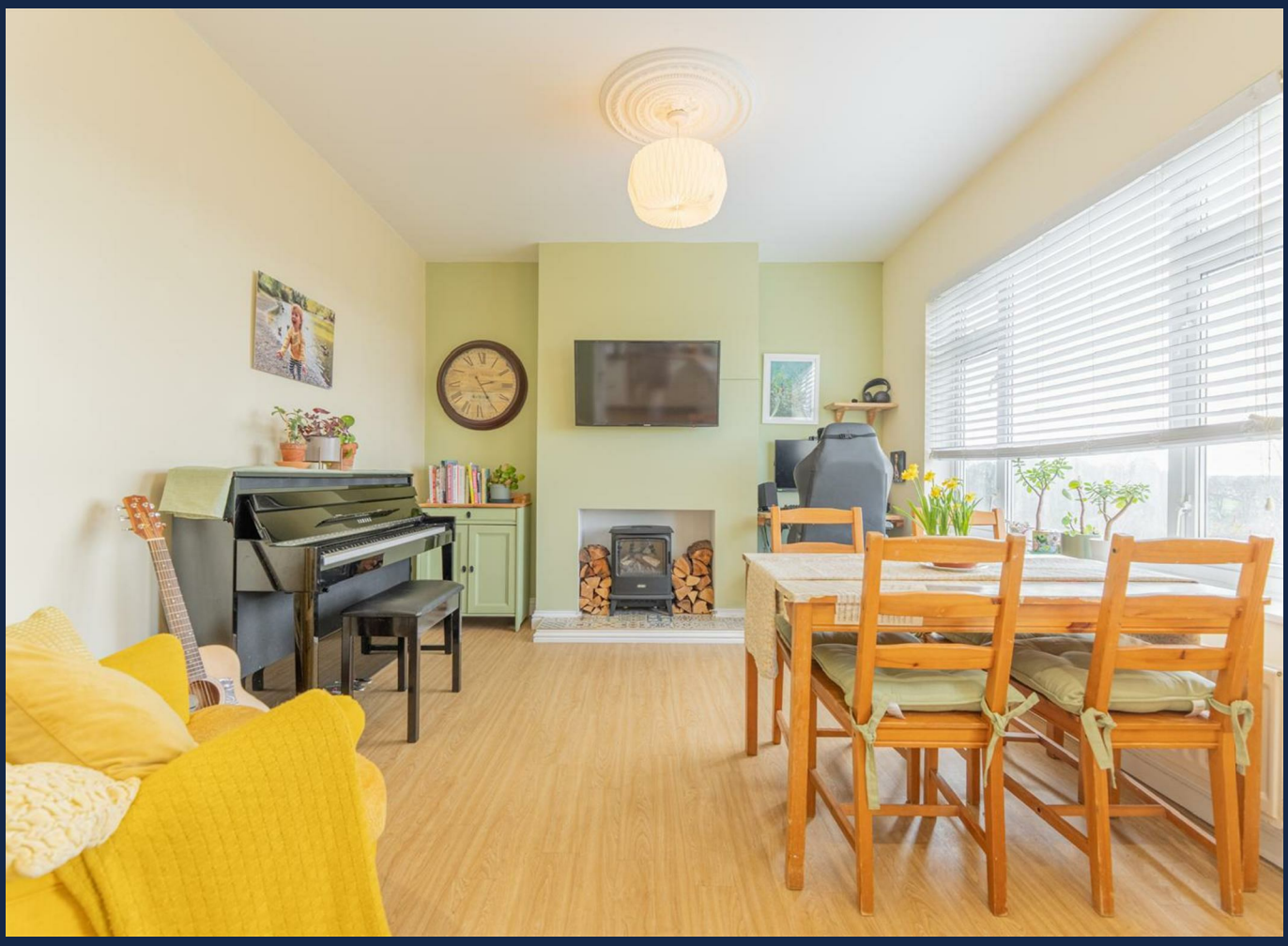
Situated on Monument Avenue in Wollescote, this traditional three bedroom semi detached home offers attractive, move in ready accommodation, complemented by breath taking far reaching views to the rear. Combining comfortable living space with a desirable outlook, the property presents an excellent opportunity for a range of buyers.

The ground floor comprises a welcoming entrance hall, a front facing lounge with gas fire, and an impressive open plan kitchen/diner fitted with a range of wall and base units, a convenient ground floor w.c., garage with stepped access to the rear garden, and a basement/utility area further enhance the practicality of the accommodation. To the first floor the landing leads to three well proportioned bedrooms, including a principal bedroom with built in wardrobes, together with a family bathroom fitted with a bath and shower over.

Externally, the property benefits from a well maintained rear garden featuring a patio, lawn, decking and established flower beds, providing an ideal space for relaxing and entertaining while enjoying the stunning far-reaching views. To the front, a gated approach with dropped kerb allowing for on road parking, gravel pathway and flower bed create an attractive first impression.

With its move in ready accommodation, spacious open plan kitchen/diner, garage and exceptional rear outlook, this delightful home offers a fantastic opportunity for buyers seeking a property with both charm and practicality. Early viewing is highly recommended to fully appreciate all that this home has to offer. JH 26/`0/2026 EPC=E

















Approach
Via wrought iron gates giving access to the garage, mature front garden, gravelled footpath leading to the composite front door with double glazed inserts.

Entrance hall
Wall mounted lighting, ceiling lighting, stained glass window, stairs to first floor accommodation, laminate flooring, central heating radiator, access to ground floor w.c., reception room and kitchen diner.

Downstairs w.c.
Ceiling light point, low level w.c., feature panelling and access to cloakroom, laminate flooring.

Front reception room 12'9" x 13'1" into bay (3.9 x 4.0 into bay)
Double glazed bay window to front, ceiling light point, ceiling rose, coving to ceiling, picture rail, central heating radiator, wood effect laminate flooring, feature gas fireplace.

Open plan kitchen diner 26'2" x 10'9" max 7'2" min (8.0 x 3.3 max 2.2 min)
Three double glazed windows to rear with far reaching views, range of wall and base units, ceiling spotlights, porcelain tiled splashbacks, five ring burner, extractor, gas oven, one and a half bowl sink and drainer, built in dishwasher and fridge, laminate flooring, opening through to dining area with ceiling light and ceiling rose, porcelain tiles to hearth, central heating radiator, door into the garage.





















Garage 10'2" x 12'9" (3.1 x 3.9)
Split front door, ceiling light point, space for white goods, access down stairs to rear garden.

Utility area
Accessed via the garden and located under the property with plumbing for washer dryer, base unit with sink and drainer, central heating boiler, ceiling light point.

First floor landing
Double glazed obscured window to side, loft access, ceiling light point.

Bedroom one 12'9" into wardrobe x 13'5" into bay (3.9 into wardrobe x 4.1 into bay)
Double glazed bay window to front, ceiling light, ceiling rose, coving to ceiling, picture rail, central heating radiator, built in wardrobes.

Bedroom two 10'9" excluding wardrobe x 10'9" (3.3 excluding wardrobe x 3.3)
Double glazed window to rear with far reaching viewings, ceiling light point, coving to ceiling, picture rail, built in wardrobe, central heating radiator.

Bedroom three 7'10" x 7'6" (2.4 x 2.3)
Double glazed window to side, ceiling light point, coving to ceiling, picture rail, central heating radiator.

House bathroom
Double glazed obscured window to front, ceiling spotlights, tiled walls, bath with shower over, low level w.c., wash hand basin, central heating towel radiator, tiled flooring.

Rear garden
Paved seating area, low level brick wall and slabs

leading to second level with lawn and mature borders and further step down to decking at the rear of the garden.

Tenure
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.

Council Tax Banding
Tax Band is C

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, 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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

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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 £175 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 our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

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