

LexAllan

local knowledge **exceptional service**

Lynton Cobden Street, Stourbridge, DY8 3RT

Occupying a highly desirable position on the ever-popular Cobden Street, Wollaston, Lynton is a beautifully presented home that effortlessly combines traditional charm with contemporary family living. Ideally situated within easy reach of well regarded local schools, the amenities of Wollaston Village and excellent transport links, this attractive property offers a wonderful opportunity for buyers seeking a home in a sought after location.

The ground floor accommodation comprises of a welcoming family lounge, complete with an inset log burning stove, creating a cosy and inviting space to relax. To the rear, a spacious dining kitchen enjoys pleasant views over the garden, providing the perfect setting for both everyday family life and entertaining. A separate utility area and convenient downstairs WC on the ground floor support everyday family life within the home

To the first floor are three well proportioned bedrooms and a family bathroom, offering comfortable accommodation for families, couples or those looking for additional space to work from home.

Externally, the property enjoys a particularly desirable feature for this location, with off road parking for two vehicles alongside a garage. To the rear is a generous, mature garden, providing a private and secure outdoor haven, ideal for relaxing, entertaining family and friends, or simply enjoying the warmer months.

Combining a sought after address, versatile accommodation and excellent outdoor space, Lynton is a home that truly deserves to be viewed. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer. Contact us today to arrange your viewing!

Approach
Driveway to front providing off road parking for two vehicles.

Entrance Hall
Warm and welcoming hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator, built in storage cupboard.

Lounge
15'02 x 10'06 (4.62m x 3.20m)
Feature log burner with exposed brick surround, double glazed bay window to front, central heated radiator.

Kitchen/Diner
16'11 x 12'11 (5.16m x 3.94m)
Open plan living ideal for hosting with the kitchen, offering a variety of wall and base units, dual sink and drainer, Bosch electric oven, four ring gas hob with extractor over, plumbing for dishwasher, integrated fridge/freezer, two double glazed windows to rear, central heated radiator.

Utility
8'02 x 6'08 (2.49m x 2.03m)
Worktop with plumbing for washer under, doors off to guest w.c, garage & garden, central heated radiator.













W.C
Wash hand basin, w.c.

Landing
Spacious landing with doors off to all first floor accommodation.

Bedroom 1
12'05 x 10'06 (3.78m x 3.20m)
Two fitted wardrobes, double glazed window to front, central heated radiator.

Bedroom 2
12'11 x 10'06 (3.94m x 3.20m)
Double glazed window to rear, central heated radiator.

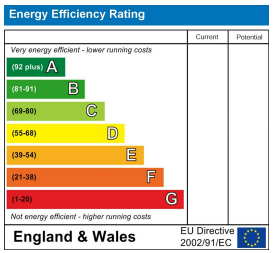
Bedroom 3
9'05 x 6'00 (2.87m x 1.83m)
Double glazed window to rear, central heated radiator, loft access.

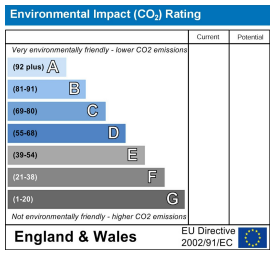
Family Bathroom
7'06 x 5'10 (2.29m x 1.78m)
Bath with shower over, wash hand basin, w.c, double glazed window to rear, chrome heated towel rail, double glazed window to front.

Garden
From the utility room, a door provides access to a paved area, with further steps leading down to a generous lawned garden and enclosed paving area at the top of the garden and a further raised patio to the far end of the garden with wooden pergola, ideal for outdoor entertaining, the top of the garden benefiting from external lighting. The garden is predominantly laid to lawn, with established shrub borders and young trees enclosed by fencing to both side boundaries and the rear. There is also a useful small storage area located beneath the house.

Garage
13'09 x 6'09 (4.19m x 2.06m)
Double doors to front with power and lighting.

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.

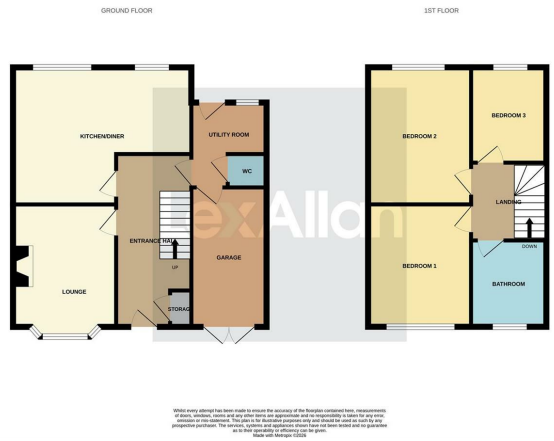
Referral Fees.

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 C









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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