



LexAllan

local knowledge exceptional service

75 Fussell Way, Wollaston, Stourbridge, West Midlands, DY8 4GG

**** DOES AN APRTMENT GET MUCH BETTER THAN THIS? ****

This show home quality two bedroom second floor apartment has been tremendously maintained & modernised by the current owner over the years of ownership. Fussell Way is nestled on the ever so popular 'Doulton Brook' estate in Wollaston & offers five star local amenities on your doorstep along with picturesque views canalside. In brief the property comprises; entrance hall, lounge/kitchen, master bedroom with en-suite, additional bedroom and family bathroom. Viewings are available immediately so call today!

Approach

Slabbed pathway leading to secure communal hall with stairs leading to the second floor.

Entrance Hall

Bright and spacious entrance hall with doors radiating off to all accommodation, large storage cupboard, double glazed window to rear, central heated radiator, intercom system.

Lounge/Kitchen

19'0" x 11'0" (5.79 x 3.35)

With the lounge offering Juliet balcony to front with far reaching views, central heated radiator, opening to the kitchen that offers a variety of wall and base units, integrated electric oven with four ring gas hob and extractor above, stainless steel sink and drainer, plumbing for washing machine, integrated fridge/freezer, double glazed window to the rear overlooking the canal, spot lights and tiled flooring.

Master Bedroom

13'0" x 8'0" max (3.96 x 2.44 max)

Fitted wardrobes, double glazed window to front, central heated radiator, access to en-suite.



En-Suite

Large shower cubicle, wash hand basin, W.C, chrome heated towel rail.

Bedroom 2

9'0" x 7'0" (2.74 x 2.13)

Fitted wardrobes, central heated radiator, double glazed window to front.

Bathroom

Bath, wash hand basin, W.C, central heated towel rail, double glazed window to rear, tiled flooring

Parking

Allocated parking space to the front along with multiple visitor spaces.

The Location

Located off Wollaston High Street, Fussell Way is just a stone's throw from the village's range of amenities. Meanwhile, the excellent selection of shops and leisure facilities in Stourbridge town centre are also within walking distance, including two shopping centres, bars and restaurants. Further afield, Merry Hill Shopping Park is just three miles from home offering a wealth of High Street stores and boutiques. Families will appreciate the choice of schools for all ages within close proximity of Doulton Brook, including Amblecote Primary School and Redhill School and Specialist Language College for secondary-age students and the King Edward VI College Stourbridge for sixth formers. Stourbridge Junction railway station is just over two miles from home, for direct services to Birmingham, while the development is well-located for road links to Dudley, Wolverhampton, Birmingham and the M5.



Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold. A buyer is advised to obtain verification from their solicitor. 117 years remain with an annual ground rent of £250 along with a servicer charge of £1,950

Council Tax Band A

Money Laundering Regulations

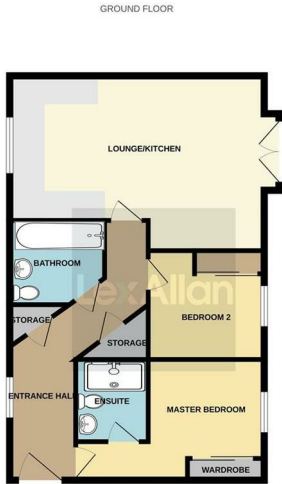
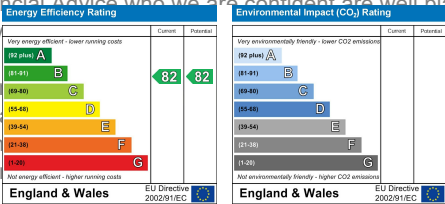
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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 £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 following requirements.

You will incur with them in no way be affected that we have received



The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to

Green Street Surveys. This referral fee does not impact the actual fee that

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.

The Auction House, 87 - 88 St. Johns Road,

Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

LexAllan

local knowledge exceptional service