



***THIS CHARACTER FAMILY HOME BUILT IN 1904 IS A MUST VIEW
*** A fantastic opportunity to purchase this charming semi detached property located on this ever popular address in Wollaston. Having immaculate presentation throughout, this beautiful family home offers a wealth of characterful features along with having the extra benefit of off road parking to the front and extensive garden to the rear.

Approach

The approach is via driveway providing off road parking for one vehicle with pathway leading you to this stunning accommodation.

Entrance Hall

Having access to living room, sitting room and kitchen, stairs rising to the first floor and two central heating radiators.

Living Room

12'0 x 10'03

Feature gas fire with decorative cast iron surround, tiled hearth and timber frame, two double glazed sash windows and two central heating radiators.

Conservatory

11'05 x 10'06

French doors to the rear garden and central heating radiator.

Snug/Sitting Room

14'04 x 10'09

Feature log burner built into brick surround with tiled hearth, built in storage/bookshelf, double glazed sash window and central heating radiator.

Kitchen

11'0 x 10'03

Inset ceramic 'Belfast' sink with granite work tops, range of wall and base units, integrated dishwasher, fridge and freezer, plumbing for washing machine, space for cooker with decorative surround and tiled splash back, tiled floor, double glazed window and central heating radiator.

Rear Lobby

Having downstairs WC off and access to the rear garden.

Downstairs WC

Low flush WC, wash hand basin, double glazed window and central heating radiator.



Landing

Stairs rising to the second floor and double glazed window.

Bedroom One

15' 10 x 10' 02

Two double glazed sash windows and two central heating radiators.

Bedroom Two

10' 09 x 12' 04

Double glazed window and central heating radiator.

Bedroom Four

7' 07 x 7' 01

Double glazed window and central heating radiator.

Bathroom

'Walk in' shower with shower fitting and glass screen, freestanding modern bath tub with shower head and tap over, large wash hand basin built into vanity unit, low flush WC, wall and floor tiles, heated towel rail, double glazed window and central heating radiator.

Bedroom Three (Second Floor)

13' 0 x 12' 06

Access via beautiful stain glass door, eaves storage, built in wardrobe, double glazed window and central heating radiator.

Rear Garden

Large seating patio area perfect for alfresco dining and evening entertainment with steps up to extensive lawn area with garden shed to the rear and gated access down the side leading you back to the front of the property.

Location

Located in a conservation area a stone's throw from the heart of Wollaston village, a host of amenities are to hand including shops, pubs, eateries, public transport and both primary and secondary schools. Wollaston has open green spaces and is also on the edge of some attractive greenbelt countryside stretching West and South. It provides a great base for commuting within the Black Country, West Midlands and North Worcestershire with access to the midland motorway network via the M5 located nearby at Bromsgrove or Halesowen. Railway services can be accessed from Stourbridge Junction. The Merry Hill shopping centre is ten minutes by car and Wollaston itself continues to be a popular, lively place to live offering a wide range of different styles of homes.



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.

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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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 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 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 you would pay Green Street Surveys 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.



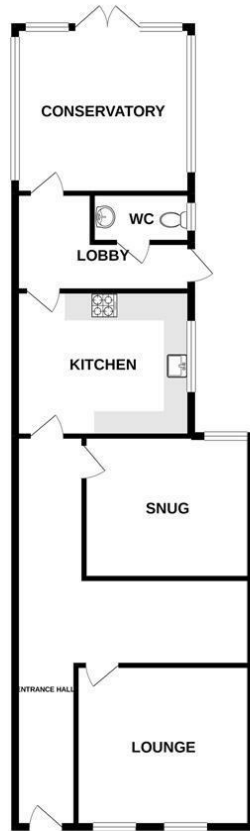




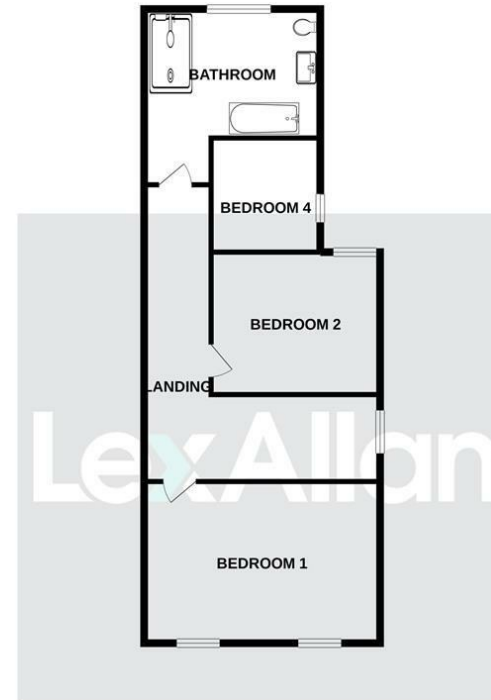
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GROUND FLOOR



1ST FLOOR

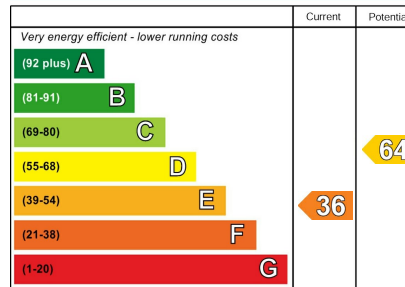


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Energy Efficiency Rating

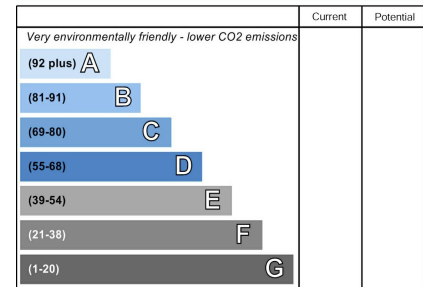


England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC





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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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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