



LexAllan

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73 Fussell Way, Wollaston, Stourbridge, DY8 4GG



Lex Allan are proud to present this two bedroom apartment which is situated on the very popular 'Doulton Brook' Taylor Wimpey development. The apartment on offer was completed in 2017 and has had one owner from new. . In brief the property comprises; Entrance hall, kitchen/lounge with Juliet balcony, master bedroom with en-suite, one other bedroom, bathroom, allocated parking.

Entrance Hall

Offering two storage cupboards, loft access, double glazed window to side elevation, central heated radiator, Intercom system for the downstairs entrance door.

Lounge/Kitchen

19'11 x 11'08 (6.07m x 3.56m)

With a door leading from the entrance hall, lounge area with double glazed french doors to juliet balcony and a central heating radiator. Open to a modern fitted kitchen area with a range of wall and base units, stainless steel sink and drainer, integrated electric oven, four ring gas hob, integrated extractor hood, plumbing for washing machine under work surface, double glazed window to rear with canal views.

Bedroom One

10'07 x 8'05 (3.23m x 2.57m)

With access coming from the entrance hall, double glazed window to front elevation, central heated radiator, access to en-suite.

En-suite

With access from bedroom one, fitted shower cubicle, WC, wash hand basin, recessed spotlights, extractor fan.

Bedroom Two

9'05 x 7'08 (2.87m x 2.34m)

With access from the entrance hall, double glazed window to front elevation, central heated radiator.

Bathroom

With access from the entrance hall this bathroom is offering a Bath, W.C, wash hand basin, double glazed window to rear, central heated radiator.

Parking

With one allocated parking space and visitor spots.



The Location

Located off Wollaston High Street, Fussell Way is just a stone's throw from the village's range of amenities including a local supermarket, opticians, newsagents, a medical centre, hairdressers, a butcher and a boutique cake shop, plus a choice of places to eat and drink. Ruskin Glass Centre, a popular visitor attraction showcasing the area's industrial heritage, is situated right next to the development. 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, both rated 'outstanding'. 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.

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

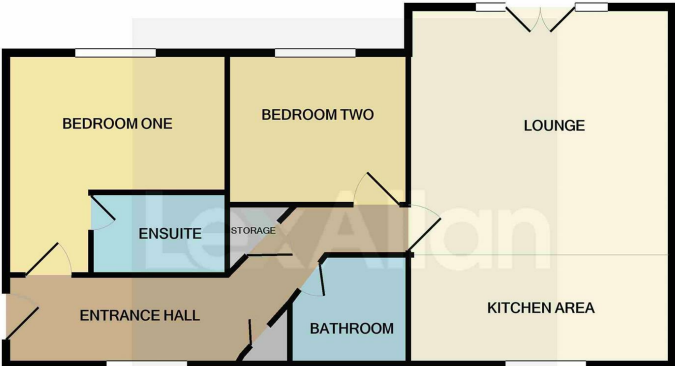
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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