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77 Meriden Avenue, Stourbridge, West Midlands, DY8 4QR



Lex Allan are proud to present this superb three bedroom semi detached property located on the very popular "Meriden Avenue". This property has been very well maintained and modernised through out by the current owners and is perfect for those looking for a family home. In brief the property comprises; Entrance hall, lounge, kitchen/diner all open planned, utility room, downstairs W.C, three bedrooms, bathroom. Also benefits from a generous sized garden to the rear and off road parking to the front.

Entrance Hall

Spacious entrance hall offering access to downstairs accommodation, stairs leading up to first floor.



Lounge

11'11 x 11'11 max (3.63m x 3.63m max)

Lovely sized lounge offering double glazed bay window to front elevation, log burner with exposed brick fire surround, spot lights, central heated radiator, opening to kitchen/diner.

Kitchen/Diner

11'11 x 19'06 max (3.63m x 5.94m max)

The dining area offering open planned to living room, double doors leading to rear garden, spot lights, central heated radiator.

The kitchen offering a modern fitted kitchen with a variety of wall and base units, double electric oven, induction hob and extractor hood, sink and drainer, under unit lighting, breakfast bar and seating, storage cupboard, double glazed window to rear elevation, access leading to utility room.

Utility room

11'04 x 8'05 (3.45m x 2.57m)

Tiled flooring throughout, plumbing for washing machine and dryer under work surface, mounted wall units, access to downstairs W.C, access to rear garden and into store room.

W.C

W.C, wash basin, tiled flooring, double glazed window to rear elevation, spot lights.

Store Room

Perfect for storage or those needing a workshop space, access from utility room and access through the garage door to the front.



Landing

Spacious landing offering access to all first floor accommodation, double glazed window to side elevation, loft access.

Bedroom 1

14'01 x 11'11 (4.29m x 3.63m)

Double glazed bay window to front elevation, built in wardrobes, central heated radiator.

Bedroom 2

11'11 x 11'11 (3.63m x 3.63m)

Double glazed window to rear elevation, central heated radiator.

Bedroom 3

8'05 x 8'02 (2.57m x 2.49m)

Double glazed window to front elevation, central heated radiator.

Bathroom

Modern fitted bathroom offering P shaped bath with thermostat shower, wash basin, W.C, central heated towel rail, double glazed window to rear elevation, spot lights, tiled flooring.

Rear Garden

Generous sized south facing garden offering two decked areas, lawn area, electric wall mounted canopy, large outer storage shed.

The Location

The house lies near to Wollaston village centre which offers a host of day to day amenities including excellent schools, shops, public transport services and a number of well known pubs and eateries. It provides the ideal base for those commuting to nearby commercial centres in and around Stourbridge as well as further afield including the Black Country, Birmingham with good access to the M5 motorway network and beautiful countryside lies on the outskirts stretching to the South and West.



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

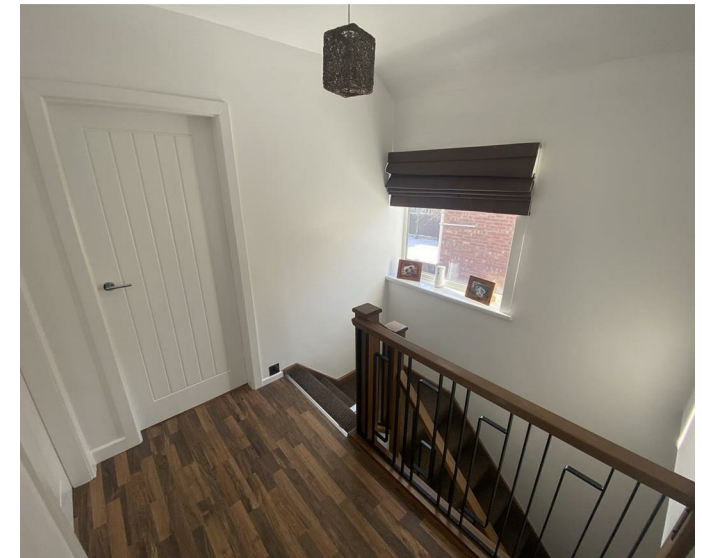
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed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



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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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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