



LexAllan

local knowledge exceptional service

2 Kingsway, Wollaston, Stourbridge, West Midlands, DY8 4SP

**** WELL KNOWN ADDRESS IN THE HEART OF WOLLASTON ****

This charming three bedroom extended detached is ideal for those looking to upsize to a spacious family home. Benefitting from three well sized bedrooms, large corner plot with extensive garden grounds this truly is a must view. Nestled on a well known address in Wollaston you are surrounded by superb amenities, schooling options to cater for all ages & transport links.

In brief the property comprises; entrance hall, lounge, dining room, kitchen/breakfast room, utility & guest w.c. To the first floor are three bedrooms & house bathroom. To the rear is a peaceful & private garden along with off road parking to the front with garage. Not forgetting the EV charger & solar panels to the front turning Kingsway into a efficient family home.

Approach

Tarmac drive to front with EV charger.

Entrance Hall

Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

Lounge

12'11" x 11'2" (3.94 x 3.41)

Double glazed bay window to rear, central heated radiator.

Dining Room

12'0" x 10'9" (3.68 x 3.28)

Double doors open into the garden, central heated radiator.

Hall

Opening to the kitchen/breakfast room, double glazed window to front, central heated radiator, tiled flooring.

Kitchen/Breakfast Room

15'10" x 9'4" (4.85 x 2.87)

With a range of wall and base units, one and a half sink and drainer, space for appliances, extractor hood, skylight window, recessed spotlights, under floor heating, breakfast island with built in storage and wine rack, open to the utility and a vertical central heating radiator.



Utility

9'4" x 7'10" (2.86 x 2.40)

Plumbing for washer & dryer , sink with drainer, tiled flooring, central heated radiator, door off to garden.

Landing

Bright & airy landing with doors off to all first floor accommodation, airing cupboard, double glazed window to front, loft access.

Bedroom 1

12'7" x 10'11" (3.85 x 3.33)

Double glazed window to rear, central heated radiator.

Bedroom 2

11'5" x 10'7" (3.50 x 3.25)

Double glazed window to rear, central heated radiator.

Bedroom 3

9'2" x 8'2" (2.80 x 2.50)

Double glazed window to side, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, spot lights, double glazed window to side.

Garden

Peaceful garden to the rear, side patio with steps leading down to a further lawn.

Garage

Up & over door to front with double glazed window to the side.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Money Laundering Regulations.

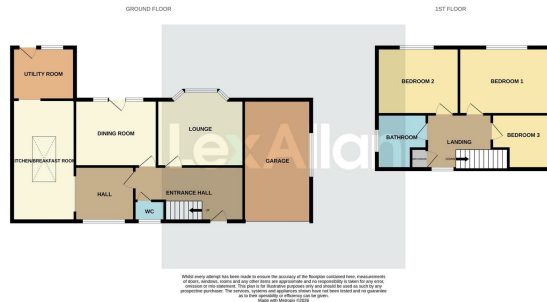
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),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



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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