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18 Dawn Close, Wollaston, Stourbridge, DY8 4GF

' STUNNING HIGH QUALITY FAMILY HOME WITH PERFECT POSITION '

This four bedroom detached sits perfectly placed on the Doulton Brook estate, with the canal to the front and the end of cul-de-sac position. Being move in ready with high quality and stunning accommodation through out, the property itself comprises of driveway to side leading to garage, entrance hall, lounge with feature media wall, spacious kitchen/diner, study, and downstairs WC. To the first floor are four good sized bedrooms, the master with en-suite and further house bathroom. Finally the attractive garden to the rear makes the property a must view.

Approach

Sitting at the end of the cul-de-sac, tarmac driveway offering parking for a number of cars and additional parking to front, and gives access to garage, gravel and path to front.

Entrance Hall

Door to front, stairs off, central heating radiator and cupboard off.

Downstairs WC

WC, wash hand basin with mixer tap, tiled splash backs, central heating radiator and extractor fan.

Study

6' 10" x 10' 5" (2.1 x 3.2)

Double glazed window to front and central heating radiator.

Lounge

11' 9" x 15' 5" (3.6 x 4.7)

Double glazed window to front, media wall with inset electric fire and central heating radiator.

Kitchen/Diner

10' 5" max 9' 2" min x 26' 6" (3.2 max x 2.8 min x 8.1)

Double glazed window to rear, double doors to rear, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, dishwasher, space and plumbing for washing machine. tiled floor and splash backs, fridge, freezer and cupboard housing boiler.

Landing

Central heating radiator, access to loft space, cupboard and doors off.

Bedroom One

12' 5" x 10' 5" min 12' 9" max (3.8 x 3.2 min 3.9 max)

Juliette balcony to front, central heating radiator and built in wardrobe.

En-suite

Double glazed window to front, WC, shower, heated towel rail, wash hand basin with mixer tap, tiled floor and splash backs and extractor fan.

Bedroom Two

13' 9" x 10' 2" max 9' 2" min (4.2 x 3.1 max 2.8 min)

Double glazed window to front, central heating radiator and built in wardrobe.



Bedroom Three
11' 1" x 10' 2" (3.4 x 3.1)

Double glazed window to rear and central heating radiator.

Bedroom Four
9' 2" x 9' 6" min 12' 9" max (2.8 x 2.9 min 3.9 max)

Double glazed windows to rear and central heating radiator.

Bathroom

Double glazed window to rear, WC, wash hand basin with mixer tap, bath with mixer tap and shower, tiled floor and splash backs, extractor fan and heated towel rail.

Rear Garden

Slab patio, lawn, bark chipped area, side gate, side access into garage and all with fencing to enclose.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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.

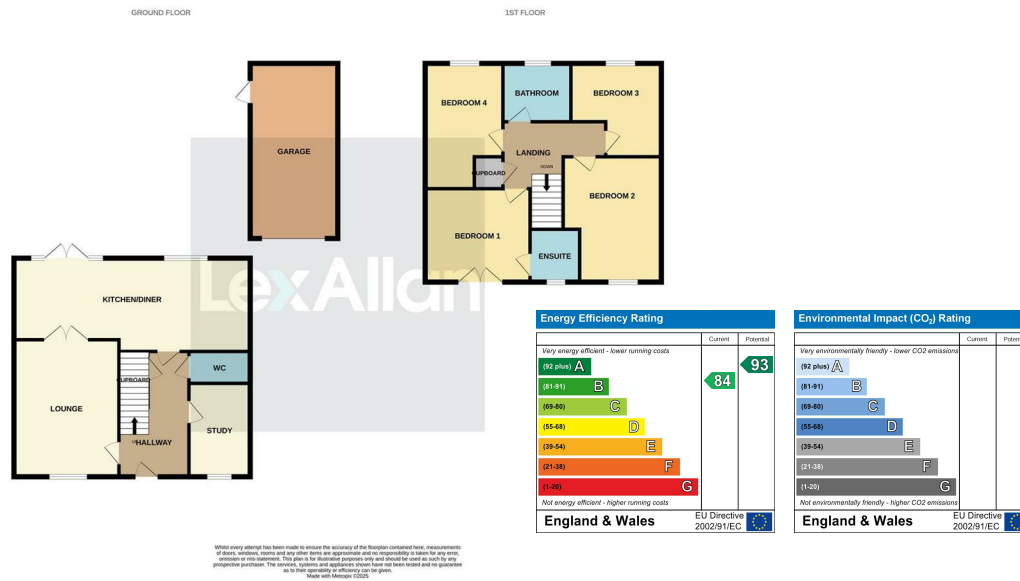
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.

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 their solicitor. There is a service charge of £257 per annum.

Council Tax Band F





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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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