



LexAllan

local knowledge exceptional service

5 Kingfisher Drive, Wollaston, Stourbridge, DY8 3LD

**** A TRUE HIDDEN GEM OF A LOCATION ****

This three bedroom detached family home has been well maintained by the current owner and is now ready for its next custodian. Nestled with the very popular 'Birds' estate you are surrounded by superb amenities and picturesque country walks on your doorstep. In brief the property comprises; porch, entrance hall, lounge, dining room, kitchen/breakfast room, w.c. To the first floor are three bedrooms and house bathroom. A peaceful garden can be found to the rear along with driveway to front.



Approach

Driveway to front.

Porch

Spacious porch with door off to entrance hall.

Entrance Hall

Doors radiating off to all ground floor accommodation, stairs rising to first floor, central heated radiator.

Lounge

16'7" x 10'9" (5.06 x 3.28)

Centred log burner, two double glazed windows to front, central heated radiator.

Dining Room

14'1" x 6'6" (4.30 x 2.00)

Double glazed window to side and rear, central heated radiator.



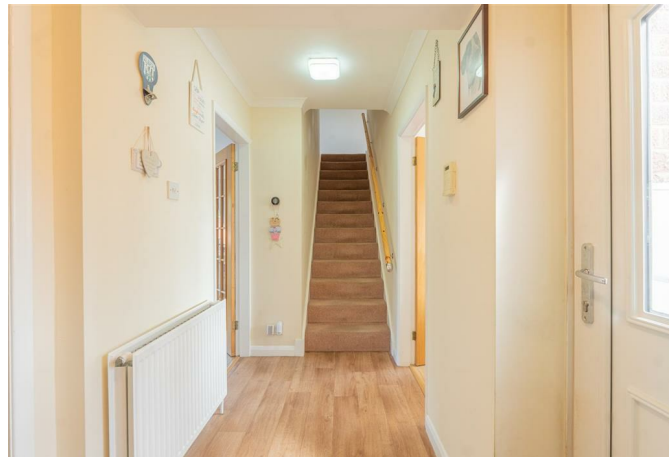
Kitchen/Breakfast Room

16'7" x 10'5" (5.06 x 3.19)

Variety of wall and base units, plumbing for washing machine & dishwasher, sink and drainer, patio doors to rear along with double glazed window, central heated radiator.

W.C

Wash hand basin, w.c.



Landing

Spacious landing with doors radiating off, airing cupboard.

Bedroom 1

9'11" x 14'0" (3.03 x 4.27)

Central heated radiator, double glazed window to front.

Bedroom 2

12'4" x 10'2" (3.76 x 3.11)

Double glazed window to rear, central heated radiator.

Bedroom 3

6'5" x 7'7" (1.98 x 2.33)

Double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear.

Garden

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.



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.

from you will be referred to the best possible mortgage offer available to you. The sale of the property will be referred to the best possible estate agent available to you.

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class 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 on 01384 379450 or info@lexallan.co.uk

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.



Council Tax Band D

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