



LexAllan

local knowledge exceptional service

17 Vicarage Road, Wollaston, Stourbridge, West Midlands, DY8 4NS

' Fantastic first time buy or investment '

Being offered with NO UPWARD CHAIN, this two bedroom terrace offers attractive accommodation at this highly sought after address within Wollaston. The property itself comprises of lounge and kitchen to the ground floor. The first floor gives two bedrooms and bathroom. To the rear a low maintenance garden boast an outhouse ideal for additional storage. For further information or to arrange your viewing contact the office.



Approach

Via street parking and stepping into:

Lounge

12' 2" max 10' 10" min x 11' 10" (3.7 max 3.3 min x 3.6)

Double glazed window and door to front, central heating radiator and log burner

Kitchen

8' 2" x 10' 10" min 11' 10" max (2.5 x 3.3 min 3.6 max)

Double glazed window and door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, fridge and freezer. Space and plumbing for washing machine, tiled splash backs and flooring

Landing

Access to loft space, central heating radiator and doors radiating to:

Bedroom One

9' 6" max 8' 6" min x 11' 10" (2.9 max 2.6 min x 3.6)

Double glazed window to front, and central heating radiator

Bedroom Two

10' 10" min 11' 10" max x 8' 6" (3.3 min 3.6 max x 2.6)

Double glazed window to rear, and central heating radiator

Bathroom

Heated towel rail, wash hand basin with mixer tap, double glazed window to front, bath with mixer tap and electric shower over, low level w.c, tiled splash backs, and extractor fan

Rear garden

Lawn area, gravel borders, side gate and access, brick walls to surround



Location

Vicarage Road has long been one of Wollaston's best addresses lying on the outskirts of this popular Village which plays host to many local amenities. Situated just out of Wollaston village centre, all the excellent services are to hand such as primary schools, brilliant butchers, other independent shops, pubs and eateries. Buses run from the village to Stourbridge as well as trains from town centre. The perfect base for those commuting within the Black Country and nearby commercial centres, the midlands motorway network is accessed via the M5 from Halesowen or Bromsgrove. Wollaston lies on the edge of greenbelt countryside with plenty of open spaces and access to footpaths and bridleways nearby.

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.

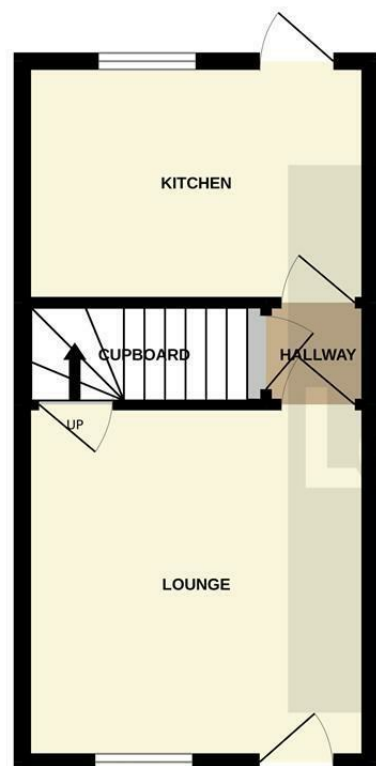
Council Tax Band B



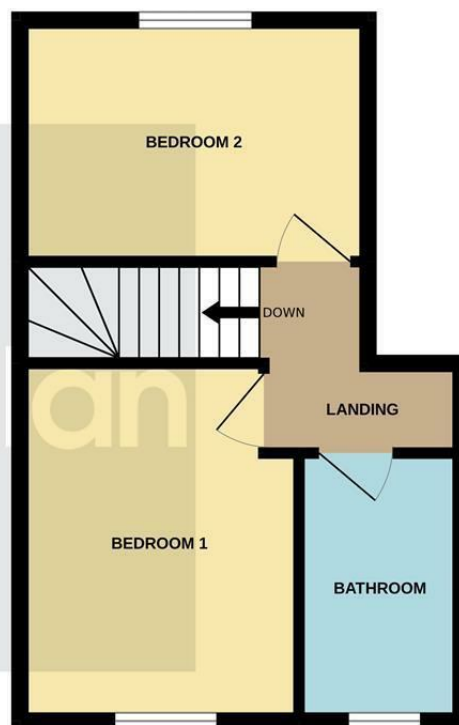
Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D			61
(46-54) E			
(39-45) F			
(34-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Future
Very environmentally friendly - lower CO ₂ emissions			
(22-39) A			
(12-21) B			
(8-11) C			
(4-7) D			
(2-3) E			
(1) F			
(0) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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