



LexAllan

local knowledge exceptional service

72 Gilbanks Road, Wollaston, Stourbridge, West Midlands, DY8
4RW

This three bedroom detached family home nestled at the end of Gilbanks Road is now ready for its next custodian. With NO UPWARD CHAIN 72 offers a tremendous amount of accommodation inside and out and even further potential to extend and adapt (subject to usual permissions). The current vendors have done a fantastic job in maintaining the property throughout. The property itself comprises porch, entrance hall, lounge, dining room, kitchen, shower room, and utility. To the first floor are three bedrooms and house bathroom. To the front a large block paved driveway with access to the garage. Finally to the rear an attractive, private and peaceful garden. For further information or to arrange your viewing contact the office on 01384 442464.

Approach

Block paved driveway providing ample off road parking along with a border of mature shrubs and a neat and tidy lawn, outside tap as well as an external power socket.

Porch

Opening to the entrance hall, stained glass window to front.

Entrance Hall

Spacious and airy hall with doors radiating off to all ground floor accommodation, stairs rising to first floor, central heated radiator.

Lounge

18'15 x 11'58 (5.49m x 3.35m)

Log burner, French doors to rear, wall mounted side lights, central heated radiator.

Dining Room

11'54 x 11'11 (3.35m x 3.63m)

Double glazed bay window to front, electric fire place, central heated radiator.

Kitchen

15'23 x 11'44 x 7'53 max (4.57m x 3.35m x 2.13m max)

Variety of wall and base units, stainless steel sink and drainer, Rangemaster style oven with extractor above, plumbing for dishwasher, underfloor heating throughout, two double glazed windows to rear, access to the rear, spot lights, central heated radiator.

Hall

Under stair storage cupboard, access to the utility/shower room and garage, tiled flooring, spot lights.

Shower Room

6'91 x 5'51 (1.83m x 1.52m)

Shower cubicle, wash hand basin, W.C, tiled flooring, central heated radiator, chrome heated towel rail, spot lights.

Utility

Worksurface with plumbing for washer and dryer below, tiled flooring, wall mounted cupboard.



Landing

A bright and spacious landing with access to all first floor accommodation, double glazed window to side, loft access.

Bedroom 1

11'04 x 10'86 (3.45m x 3.05m)

Double glazed bay window to front, central heating radiator.

Bedroom 2

10'46 x 9'75 max (3.05m x 2.74m max)

Built in wardrobes, double glazed window to rear, central heated radiator, loft access.

Bathroom

Bath, wash hand basin, W.C, double glazed window to rear, chrome heated towel rail.

Bedroom 3

7'21 x 6'22 (2.13m x 1.83m)

Double glazed window to front, central heated radiator.

Rear Garden

A true asset is this private and peaceful rear garden that offers a whole host of sections. With a decked area perfect for those summer evenings spent with friends and family, steps lead down to a gravelled area with a block paved border that offers another entertainment area, borders of mature shrubs and flowers. Nestled within the borders is a tranquil water feature, a generous lawn area can be found toward the end of the garden. At the bottom is this hidden potting area where you will find a fitted shed, an exterior power socket and water tap can be found.

Double Garage

Ample fitted wall and base units span the length of the garage, power and lighting throughout with two up and over doors to front, access to the rear.

The Location

Gilbanks Road provides an ever popular base for those wanting to take full advantage of the numerous amenities that serve the immediate area such as the excellent nearby St James C of E Primary School, bus routes and shops within Kingsway. A super location suiting all ages and pockets (see Street Check link with favourable crime stats) A nearby walkway cuts through to green space known locally as the 'Horse Fields' and onwards toward open countryside and the Staffordshire canal network. More comprehensive services are found in Wollaston village and Stourbridge town centre with railway services from Stourbridge Junction and motorway networks via the M5 at Halesowen or Bromsgrove.

Council Tax Band D

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.

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 £240 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 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 description contained here, measurements of length, perimeter, contents and any other items are approximate and it is recommended to take for any area of interest or measurement. This plan is for guide only purposes and should be used as such by the prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is made for their operation or efficiency at any time. Made with HOUZE3



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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.

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Target	Current	Target
A	B1	C	B
B	B2	D	C
C	B3	E	D
D	B4	F	E
E	B5	G	F
F	B6		
G	B7		

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