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This exceptional detached family home has been modernised and well maintained by the current owners to truly create a turn key ready accommodation. Nestled within a hidden gem of a location in Wordsley this four bedroom property is ideal for those looking to upsize into a quiet community.

Meadowfields in brief comprises; block paved driveway to front, reception hall, lounge, kitchen/diner, guest w.c, master bedroom with en-suite off, three well sized bedrooms and family bathroom. To the rear is a peaceful garden that has been landscaped, lean to the side and detached garage. Viewings are highly recommended to appreciate the accommodation on offer.

**Approach**

Block paved driveway to front with tidy lawn area.

**Reception Hall**

A spacious hall with doors radiating off, stairs rise to first floor, central heated radiator, oak flooring, under stair storage.

**Lounge**

22'4" x 12'5" (6.83 x 3.80)

Bi-fold doors open to allow sociable access to the garden, double glazed bay window to front, two central heated radiators.

**Kitchen/Diner**

22'3" x 12'5" (6.79 x 3.81)

The heart of the home is this spacious kitchen/diner that offers a variety of wall and base units, upgraded 'Neff' integrated goods which include electric oven, microwave, self opening dishwasher once cycle is complete, washer/dryer, induction hob with extractor above, space for American style fridge/freezer, large centred islands, inset sink & drainer, double glazed window front and rear, spot lights, two central heated radiators, door off to rear garden, oak flooring throughout.

**W.C**

Wash hand basin, w.c, central heated radiator, oak flooring.



### Landing

A bright and airy landing with doors radiating off, double glazed window to rear, loft access, airing cupboard.

### Master Bedroom

12'7" x 11'3" (3.86 x 3.43)

Double glazed window to front, central heated radiator, door off to en-suite.

### En-Suite

Shower, wash hand basin, w.c, chrome heated towel rail, double glazed window to side, tiled flooring.

### Bedroom 2

10'10" x 10'6" (3.32 x 3.22)

Double glazed window to rear, central heated radiator.

### Bedroom 3

11'6" x 7'7" (3.53 x 2.32)

Double glazed window to front, central heated radiator.

### Bedroom 4

10'9" x 6'5" min (3.28 x 1.98 min )

Currently used as a walk in dresser with ample fitted wardrobe space, central heated radiator, double glazed window to rear, spot lights.

### Bathroom

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

### Rear Garden

Your very own private and peaceful sanctuary that has been landscaped throughout with a generous patio area with neat and tidy lawn, a sociable bench seating with a centred firepit perfect for those summer evenings spent with friends and family, secure side access to the front along with access to the lean to.

### Lean To

Large undercover store running the length of the property.

### Garage

Electric roller shutter door to front with power and lighting throughout, storage above.



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 service charge is meant to be £120 per annum split into 2 payments per year. The vendor has attempted to set up payment for this but they have not heard back regarding this 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 them. The charges that you pay are not affected by this. On average the fees are £218 per case.

We would like to introduce you to the services of Infinity Financial Advice who can provide you with a first class service relevant to your property needs, we will again receive a referral fee from them.

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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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