



LexAllan

local knowledge exceptional service

35a Bridle Road, Wollaston, Stourbridge, DY8 4QE

**** SPACIOUS BUNGALOW IN THE HEART OF WOLLASTON ****

This two bedroom semi detached bungalow has been modernised throughout to create a warm and welcoming home. Nestled on one of Wollastons most sought after address, this is truly ideal for those looking to be surrounded by local amenities. In brief the property comprises; porch, entrance hall, lounge, kitchen/diner, two double bedrooms and shower room. To the rear is private and peaceful garden along with its very own garden room, garage and driveway can be found to the front. Call today to arrange your viewings.

Approach

Driveway to front with mature garden beds and path leading to the porch.

Porch

Door off to entrance hall, tiled flooring.

Entrance Hall

Spacious hall with doors radiating off to all accommodation, large storage cupboard, central heated radiator, loft access.

Lounge

Media wall with inset electric fire, double glazed bay window to front as well as window to side, central heated radiator.

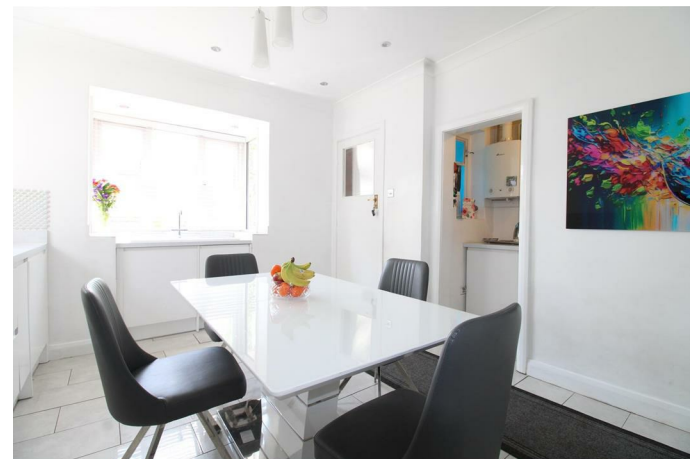
Kitchen/Breakfast

Variety of base units, integrated fridge/freezer & dishwasher, double electric oven, five ring gas hob, inset sink and drainer, opening to the pantry, double glazed window to rear & side, tiled flooring, spot lights.

Bedroom 1

13'11" x 11'9" (4.26 x 3.60)

Fitted wardrobes, double glazed window to rear, central heated radiator.



Bedroom 2

10'6" x 8'2" (3.22 x 2.50)

Double glazed window to front, central heated radiator.

Shower Room

Walk in shower, wash hand basin with storage under, w.c, two double glazed windows to side, chrome heated radiator, airing cupboard.

Rear Garden

A private and peaceful generous garden with tidy patio area ideal for those summer evenings spent with friends & family, two lawn areas with path to the middle allow access to the garden room as well as wooden structure holding the swimming pool. Block paving runs along the side giving secure access to the front.

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. 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 queries

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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.

The Auction House, 87 - 88 St. Johns Road,
 Stourbridge, West Midlands, DY8 1EH
 info@lexallan.co.uk
 01384 379450
 www.lexallan.co.uk

LexAllan
 local knowledge exceptional service