



LexAllan

local knowledge exceptional service

16 Coldstream Drive, Wordsley, Stourbridge, West Midlands,
DY8 5QZ

Are you looking for a turn key ready family home? Coldstream Drive has been truly well maintained and modernised throughout to create a loving family home. Benefiting from spacious accommodation and having a private landscaped rear garden, this truly is a must view. The property briefly comprises of porch, entrance hall, lounge/dining room, spacious kitchen/utility, orangery, w.c To the first floor is three bedrooms one with dressing room off, family bathroom. Outside is a private and peaceful garden with ample off road parking to front and garage. Viewings are available immediately so call today on 01384 442464 to arrange yours!

Approach

Block paved driveway to front with steps leading to the property.

Porch

Double doors to front allowing access to the entrance hall.

Entrance Hall

Stairs rising to first floor, door radiating off to lounge and W.C, central heated radiator.

Lounge/Dining Room

22'0" x 13'9" (6.73m x 4.21)

Open planned living area leading to the orangery, door off to kitchen, gas fire place, wall mounted side lights, double glazed window to front, central heated radiator.

Orangery

8'6" x 8'1" (2.61 x 2.47)

Patio door to side, large skylight, spot lights.

Kitchen/utility

14'11" x 8'6" (4.56 x 2.61)

Variety of wall and base units, tiled splashback and flooring, 'Bosch' double oven, four ring gas hob with extractor above, integrated dishwasher, space for fridge freezer, plumbing for washer and dryer, sink and drainer, central heated radiator, double glazed window to rear, access to garden.

Landing

Spacious landing with access to all first floor accommodation, large airing cupboard, spot lights, central heated radiator.



Bedroom 1

12'5" x 10'7" (3.81 x 3.25)

Double glazed window to rear, central heated radiator, access to dressing room.

Dressing Room

Ample fitted wardrobes, double glazed window to rear, central heated radiator.

Bedroom 2

10'8" x 9'8" (3.26 x 2.95)

Double glazed window to front, central heated radiator.

Bedroom 3

7'3" x 13'3" (2.22 x 4.04)

Double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, W.C vanity, spot lights, chrome heated radiator, double glazed window to front.

Rear Garden

A private and peaceful landscaped rear garden that offers a tremendous decked area that is ideal for those summer evenings spent with friends and family. Steps lead up to a generous artificial lawn area, to the rear is a further slabbed area with access to the shed.

Garage

Up and over door to front, access to the garden.

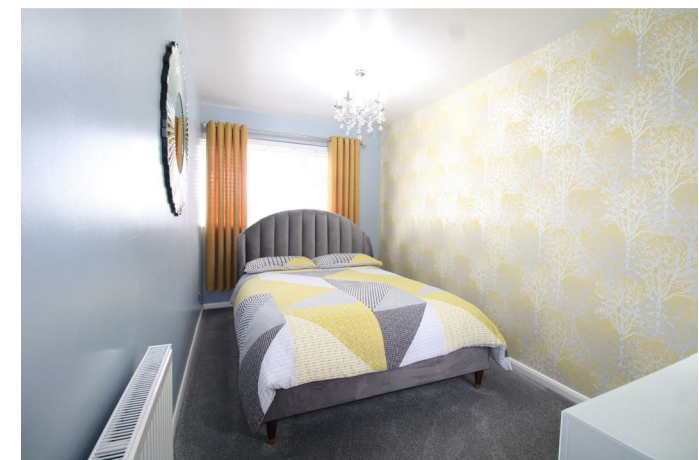
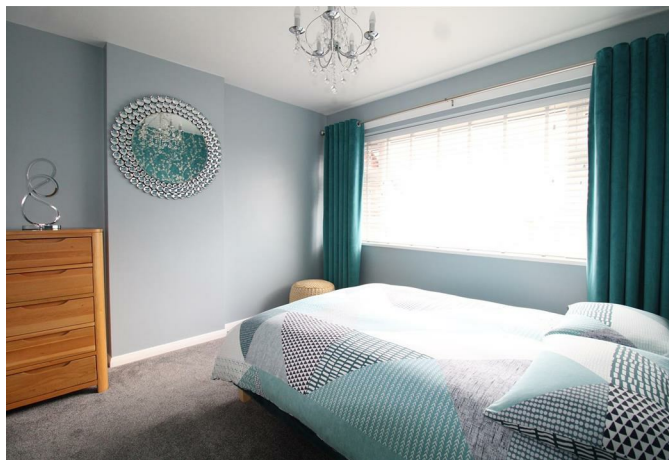
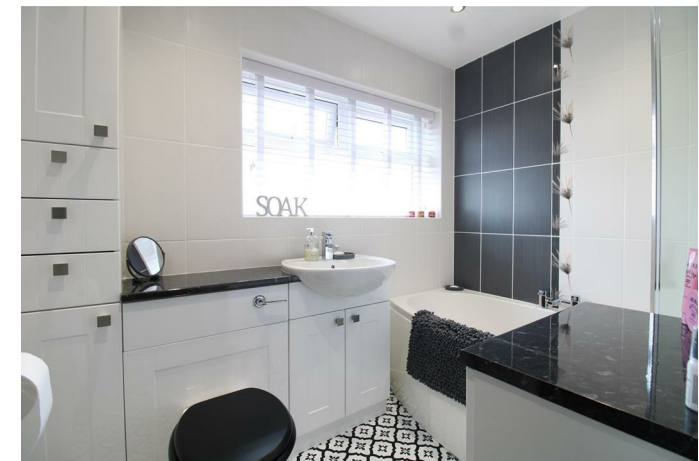
Council Tax Band C

The Location

Coldstream Drive located within easy reach of Wordsley Green amenities as well as Kingswinford town centre with its wide range of shops, pubs & eateries and excellent local public transport links provided via bus. There are a range of outstanding schools nearby catering for all age groups, and the beautiful King George V Park is perfect for the family. The property would serve as an ideal base for those commuting to nearby commercial centres in Stourbridge itself, or further afield to Wolverhampton, the Black Country and Worcestershire.

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.

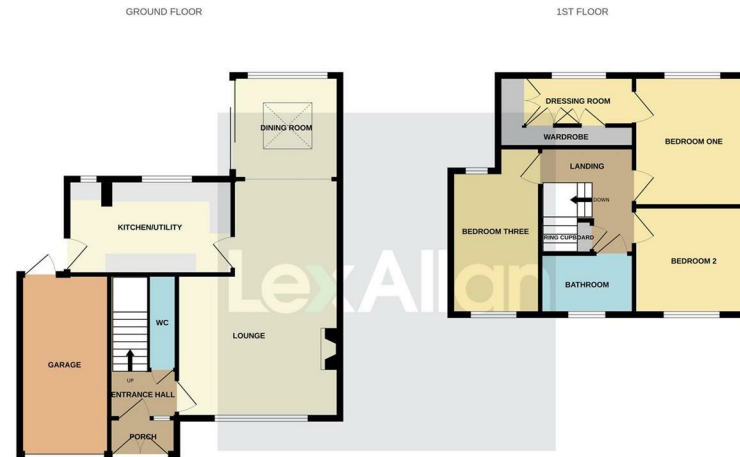
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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 £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 floorplan contained here, measurements of floors, 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.
Made with Merge3D/3DCC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	G	G

Energy Efficiency Rating: 83
Environmental Impact (CO₂) Rating: B



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