



LexAllan

local knowledge exceptional service

97 Vicarage Road, Wollaston, Stourbridge, West Midlands, DY8
4QZ

**** CHARMING MID TERRACE IN THE HEART OF WOLLASTON VILLAGE ****

This two bedroom located on a very popular address in Wollaston is now ready for its next chapter. Offering spacious accommodation inside and out, this truly is a must view. In brief the property comprises; lounge, dining room, kitchen and utility/w.c. To the first floor are two bedrooms and house bathroom, stairs provide access to the loft room. A private garden can be found to the rear along with off road parking and a garage. Viewings are available immediately and Vicarage Road is offered with NO UPWARD CHAIN.

Approach

Slabbed area to front with door access to the property

Lounge

12'4" x 11'10" (3.77 x 3.62)

Gas fire with brick surround, wall mounted side lights, double glazed window to front, central heated radiator.

Dining Room

13'8" x 12'2" (4.17 x 3.73)

Stairs rising to first floor, access to the kitchen, double glazed window to rear, central heated radiator.

Kitchen

13'3" x 7'8" (4.06 x 2.34)

Wall and base units, space for oven, stainless steel sink and drainer, double glazed window to side, access to lobby, tiled flooring throughout.

Lobby

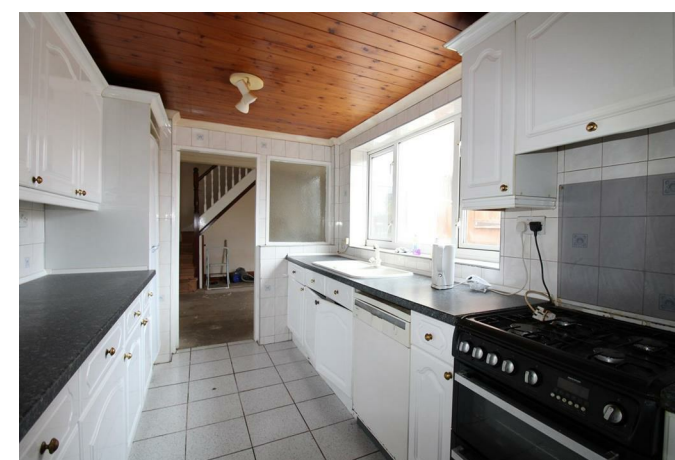
Large storage cupboard, access to the garden

Utility/W.C

Worksurface with stainless steel sink and drainer, plumbing for washing machine, W.C, double glazed window to rear, central heated radiator.

Landing

Spacious landing with doors radiating off, stairs to loft space, airing cupboard.



Bedroom 1 12'4" x 9'4" (3.78 x 2.85)

Large storage cupboard, double glazed window to front, central heated radiator.

Bedroom 2 10'3" x 7'10" (3.14 x 2.40)

Double glazed window to rear, central heated radiator.

Bathroom

Bath, shower cubicle, wash hand basin, w.c, central heated radiator, double glazed window to rear.

Loft Space

Velux style window to rear, storage cupboard, central heated radiator.

Rear Garden

An extensive private rear garden with a generous lawn area, gated access to the rear.

The Location

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 (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.

Council Tax Band B



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.

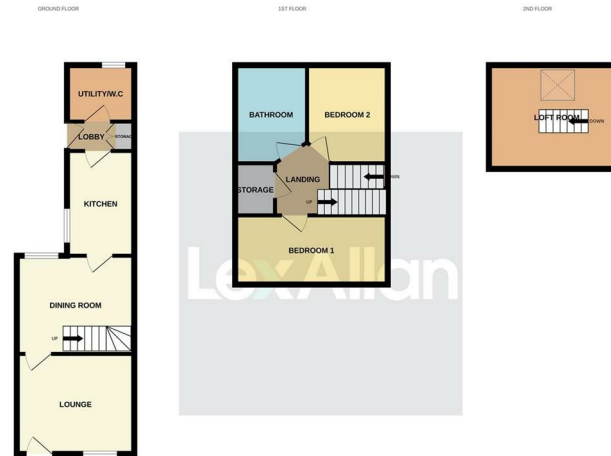
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.

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
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.



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Energy Efficiency Rating		Environmental Impact (CO ₂ Rating)	
Band	Score	Band	Score
A	92	A	10
B	81	B	20
C	69	C	30
D	55	D	40
E	39	E	50
F	15	F	60
G	1	G	70



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