



LexAllan

local knowledge exceptional service

23 Fussell Way, Wollaston, Stourbridge, DY8 4GG

This beautifully presented three bedroom end of terraced home sits at the sought after Doulton Brook estate making it ideal for nearby amenities and boasts attractive accommodation through out.

The property briefly comprises parking to front for a number of cars, entrance hall, lounge with double glazed french doors to the rear garden, modern kitchen breakfast room, and ground floor cloakroom. To the first floor the master bedroom with modern en suite shower room, two further bedrooms and modern fitted bathroom. Finally a beautifully maintained and expensively re landscaped rear garden.

For further information or to arrange your viewing contact the office.

- Parking to front
- Entrance Hall
- Kitchen
9' 10" max 8' 6" min x 11' 1" (3.0 max 2.6 min x 3.4)
- Lounge
10' 5" x 15' 5" (3.2 x 4.7)
- Downstairs WC
- Landing
- Bedroom One
9' 10" x 8' 2" (3.0 x 2.5)
- En suite
- Bedroom Two
10' 5" x 8' 6" (3.2 x 2.6)
- Bedroom Three
6' 6" x 7' 2" (2.0 x 2.2)
- Bathroom
- Rear Garden



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 £30 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 due to you will in the referral fees the services of with a first class in receive a 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 marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

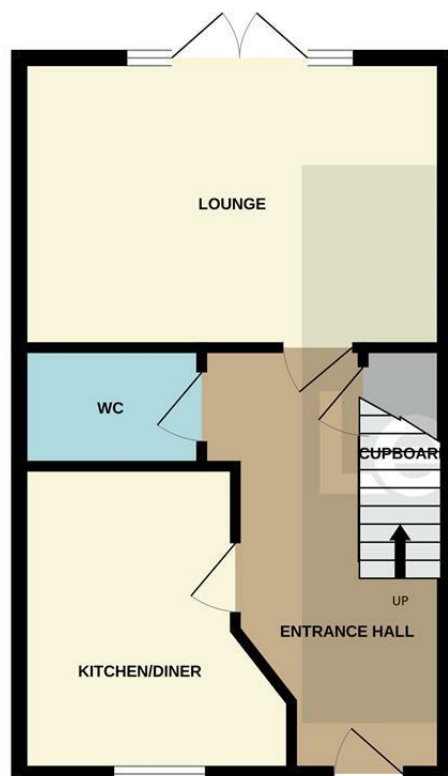
Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold with common managed areas. There is an annual estate management fee approximately £300. A buyer is advised to obtain verification from their solicitor.

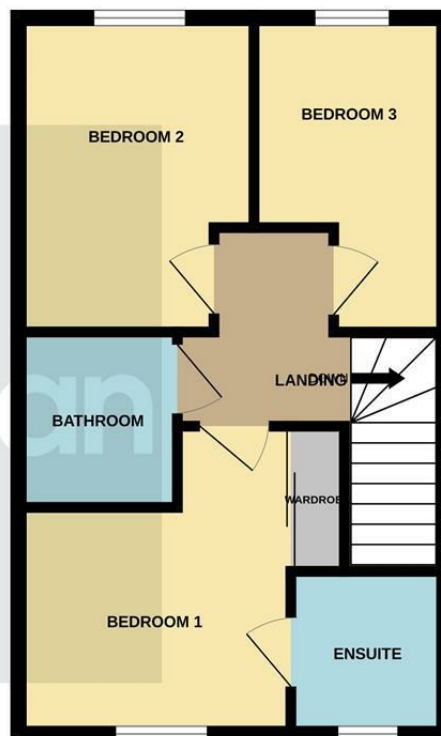
Council Tax Band B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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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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