



LexAllan

local knowledge exceptional service

67 Fussell Way, Wollaston, Stourbridge, West Midlands, DY8
4GG

**** TURN KEY READY GROUND FLOOR APARTMENT

Having been well maintained throughout by the same owner since new, this charming two bedroom apartment is a must view. Situated on the ground floor, NO.67 offers a tremendous amount of accommodation throughout. In brief the property comprises; entrance hall, lounge/kitchen, master bedroom with en-suite, additional bedroom and family bathroom. Viewings are available immediately so call today.



Communal Hall

Accessed via a secure telephone intercom system giving entry to the welcoming communal entrance.

Entrance Hall

Bright and airy hall with doors radiating off to all accommodation, double glazed window to rear, central heated radiator, two large storage cupboards, intercom system.

Lounge/Kitchen

19'10" x 11'9" (6.07 x 3.59)

With the lounge offering French doors to front, two central heated radiator, opening to the kitchen that offers a variety of wall and base units, integrated electric oven with four ring gas hob and extractor above, stainless steel sink and drainer, plumbing for washing machine, double glazed window to the rear, spot lights.

Master Bedroom

10'9" x 8'5" min (3.28 x 2.59 min)

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

En-Suite

Large shower cubicle, wash hand basin, w.c, central heated radiator.



Bedroom 2

9'6" x 7'9" (2.90 x 2.38)

Double glazed window to front, central heated radiator.

Bathroom

Bath, wash hand basin, W.C, central heated radiator, double glazed window to rear.

Allocated Parking

One space to front with visitor spaces.

The Location

Located off Wollaston High Street, Fussell Way is just a stone's throw from the village's range of amenities. Meanwhile, the excellent selection of shops and leisure facilities in Stourbridge town centre are also within walking distance, including two shopping centres, bars and restaurants. Further afield, Merry Hill Shopping Park is just three miles from home offering a wealth of High Street stores and boutiques. Families will appreciate the choice of schools for all ages within close proximity of Doulton Brook, including Amblecote Primary School and Redhill School and Specialist Language College for secondary-age students and the King Edward VI College Stourbridge for sixth formers. Stourbridge Junction railway station is just over two miles from home, for direct services to Birmingham, while the development is well-located for road links to Dudley, Wolverhampton, Birmingham and the M5.

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 119 years remaining on the lease a ground rent of £250 per annum and a service charge of £1,342.50 per annum. A buyer is advised to obtain verification from their solicitor.



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.

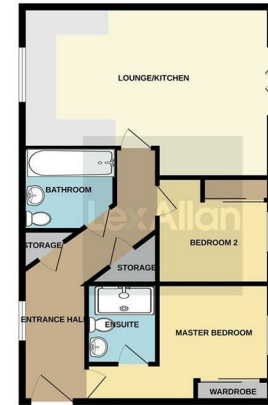
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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

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.

GROUND FLOOR



Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
Band A	Band A	Band A	Band A
Band B	Band B	Band B	Band B
Band C	Band C	Band C	Band C
Band D	Band D	Band D	Band D
Band E	Band E	Band E	Band E
Band F	Band F	Band F	Band F
Band G	Band G	Band G	Band G
Band H	Band H	Band H	Band H
Band I	Band I	Band I	Band I
Band J	Band J	Band J	Band J



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