



**LexAllan**

local knowledge exceptional service

Flat 5 Wolverley House Wolverley Village, Wolverley,  
Kidderminster, DY11 5XE

**\*\* RARE OPPURTUNITY IN THE HEART OF WOLVERLEY \*\***

This charming two bedroom ground floor apartment is now ready for its next custodian. This imposing Grade II listed Georgian building, was converted into apartments back in the 1970's. The current owners have done a magnificent job in maintaining and modernising the apartment tastefully. Wolverley House is truly a hidden gem and is most certainly a must view. The property is entered to front of Wolverley House with a neat and tidy courtyard garden, a spacious reception hall welcomes you with doors radiating off to; lounge/diner, sitting room, kitchen, master bedroom with en-suite, further double bedroom and family bathroom. Viewings are highly recommended to appreciate the charming accommodation on offer.

**Access**

Tarmac driveway to front allowing access to the shared parking.

**Approach**

Small patio area to the front with steps leading upto to No.5.

**Reception Hall**

A spacious and airy hall with access to all accommodation, two large storage cupboards, central heated radiator.

**Lounge/Diner**

18'0" x 14'10" (5.50 x 4.54)

A warm and grand reception room offering spacious accommodation, feature fireplace with inset electric fire, glazed sash window to the rear, wall mounted side lights, opening to the sitting room, two central heated radiators.

**Sitting Room**

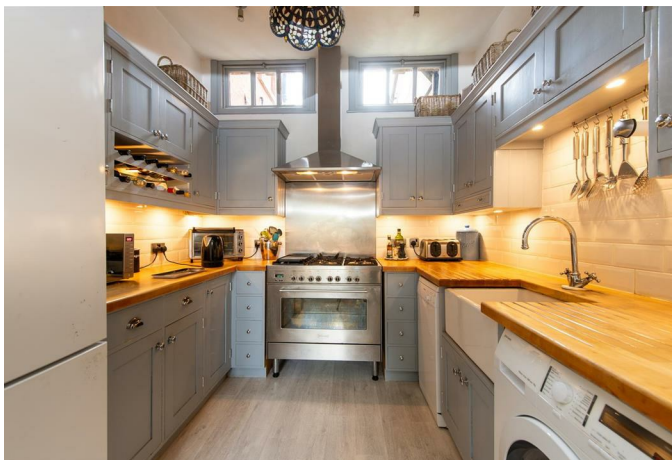
9'8" x 8'10" (2.95 x 2.71)

With an opening to the kitchen, glazed sash window to rear, central heated radiator.

**Kitchen**

8'8" x 8'0" (2.66 x 2.46)

Variety of wall and base units, inset Belfast style sink, Rangemaster style oven with six ring gas hob and extractor above, plumbing for washing machine and dishwasher, two glazed windows to front, tiled splash back.



### Master Bedroom

16'1" x 9'11" (4.92 x 3.04 )

Two glazed sash windows to each side, access to en-suite, two central heated radiators.

### En-Suite

Large shower cubicle with electric shower, wash hand basin, W.C, spot lights, central heated radiator.

### Bedroom 2

11'3" x 10'11" (3.44 x 3.33 )

Glazed sash window to front, central heated radiator.

### Bathroom

Bath with shower tap, wash hand basin with storage under, W.C, central heated radiator, sky light, large airing cupboard.

### Garage

Garage housed in the block opposite to the apartment, double doors to front.

### Parking

Shared parking to the rear of the apartment.

### The Location

Wolverley lies between Kidderminster and Stourbridge, a small and charming North Worcestershire village that straddles beautiful surrounding countryside and yet lies within fifteen minutes drive of the Black Country. The village lies within a conservation area which has served to retain its visual period delights. Worcester, Kidderminster and Birmingham are all within reach with the Midlands motorway network is available via the M5 from Halesowen or the M6 from Wolverhampton.

### 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 77 years remaining but a lease extension is near completion giving the property 951 years remaining. The service charge is currently £1800 per annum with no ground rent payable.

### Council Tax Band D



## 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

**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.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and other dimensions are approximate and should not 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.



The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

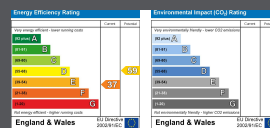
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.