



LexAllan

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10 Fir Grove, Wollaston, Stourbridge, West Midlands, DY8 3PG

** FAMILY HOME ON A WELL KNOWN WOLLASTON ADDRESS
**

This semi detached family home has been tastefully modernised throughout and offers a tremendous amount of accommodation. Having been extended to the rear and side, this truly is must view for those looking to upsize in Wollaston. The property briefly comprising of: entrance hall, two reception rooms, kitchen/breakfast room, utility and a shower room. To the first floor are four well sized bedrooms with the master having the en-suite off, a family bathroom can also be found. To the rear is a private garden that has been landscaped through and off road parking to the front. Viewings are highly recommended to appreciate the work that the current vendors have carried out.

Approach

Block paved driveway to front providing off road parking.

Entrance Hall

Spacious and bright hall with stairs rising to first floor, doors radiating off to all ground floor accommodation, under stair storage cupboard, sealed wooden flooring throughout, central heated radiator.

Sitting Room

Infinity fire set into chimney breast, double glazed bay window to front, central heated radiator.

Lounge/Diner

Limestone fireplace with riven slate and wood burning stove, patio doors allow access to rear garden, central heated radiator.

Kitchen/Breakfast Room

A modern fitted 'Magnet' kitchen that offers a variety of soft close wall and base units, integrated dishwasher, fridge/freezer along with slimline wine chiller, Belfast style sink with mixer tap, Quartz worksurfaces, space for Rangemaster style oven with extractor above, large breakfast bar with rising power sockets, underfloor electric heated travertine tiled flooring, spot lights, central heated radiator, double glazed window to rear, access to the garden.

Shower Room

Floor to ceiling Italian tiles, large walk in shower cubicle with 'Aqualiser' electric shower, wash hand basin, w.c, electric underfloor heating, double glazed window to front, spot lights, built in storage cupboard.

Utility

Wall and base units, inset stainless steel sink and drainer with tiled splashback, Plumbing for washing machine and dryer, Italian tiles cover the whole flooring area, spot lights, central heated radiator.



Landing

Spacious landing with doors radiating off to all first floor accommodation, loft access via a drop down ladder.

Bedroom 1

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

En-suite

Italian tiles floor to ceiling, shower cubicle with 'Aqualiser' remote control shower, wash hand basin, w.c, spotlights, double glazed window to front.

Family Bathroom

Double ended bath with shower attachment, wash hand basin, w.c, double glazed window to rear, underfloor heating, spot lights.

Bedroom 2

Double glazed window to rear with far reaching views, central heated radiator.

Bedroom 3

Double glazed window to rear with far reaching views, central heated radiator.

Bedroom 4

Double glazed window to front, central heated radiator.

Loft

Access via a drop down leader, boarded throughout with separate boiler and storage room.

Rear Garden

A private and peaceful landscaped garden that offers a pond, bubble pond and paved terrace. Steps lead down to a neat and tidy lawn area, a pergola and terrace can be found to the rear along with a plant house/shed, log store and bike store.

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.

Council Tax Band D



Total area: approx. 125.7 sq. metres (1352.8 sq. feet)

DISCLAIMER - Floor plans shown for general guidance only. Actual floor areas may vary slightly from those shown. Measurements are to the internal face of walls unless otherwise stated. They are for illustrative purposes only.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
100-90% (A-G)	A	B	100-90% (A-G)	B	A
80-70% (D-C)	C	C	80-70% (D-C)	C	B
60-50% (E-F)	D	D	60-50% (E-F)	D	C
40-30% (G)	E	E	40-30% (G)	E	D
20-10% (F)	F	F	20-10% (F)	F	E
0-10% (G)	G	G	0-10% (G)	G	F
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
71		83			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee of £120. 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.



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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