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40 Herondale Crescent, Wollaston, Stourbridge, West Midlands,
DY8 3LH

' Detached with NO UPWARD CHAIN'

This three bedroom detached is beautifully positioned to give stunning far reaching views, as well as spacious accommodation at this sought after residential address. The property itself comprises of driveway, entrance hall, lounge, kitchen/diner, three bedrooms all with great views, and house bathroom. To the rear a private garden gives access to the footpath leading to fantastic countryside walks. For further information or to arrange your viewing contact the office.



Approach

Tarmac drive offering parking for a number of cars, lawn and flower beds

Entrance Hall

Double glazed window and door to side

Living Room

10' 10" x 16' 7" (3.32 x 5.08)

Double glazed window to front, gas fire and central heating radiator

Kitchen/Diner

13' 6" x 16' 7" (4.12 x 5.08)

Double glazed window and door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob, integrated oven, space and plumbing for washing machine, tiled splash backs and floor and cupboards off

Landing

Central heating radiator, access to loft space and cupboard off

Bedroom One

12' 4" x 9' 8" (3.78 x 2.96)

Double glazed window to front with far reaching views, central heating radiator and built in wardrobe

Bedroom Two

11' 11" x 10' 0" (3.65 x 3.06)

Double glazed window to rear with far reaching views, central heating radiator, built in wardrobe

Bedroom Three

7' 8" x 6' 7" (2.34 x 2.03)

Double glazed window to front with far reaching views and electric heater

Shower Room

7' 7" x 6' 3" (2.32 x 1.92)

Shower, wash hand basin with mixer tap and storage below, double glazed window to rear, low level w.c, tiled splash backs and central heating radiator



Garage

22'0" x 8'1" (6.71 x 2.47)

Double doors to front, double glazed window and door, space and plumbing for washing machine

Garden

Slab patio with pergola, lawn, flower beds with plants and shrubs, fencing and hedging to enclose, rear gate leading to countryside walks and footpaths

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 C

Money Laundering Regulations.

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. As your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase. 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.

Referral Fees.

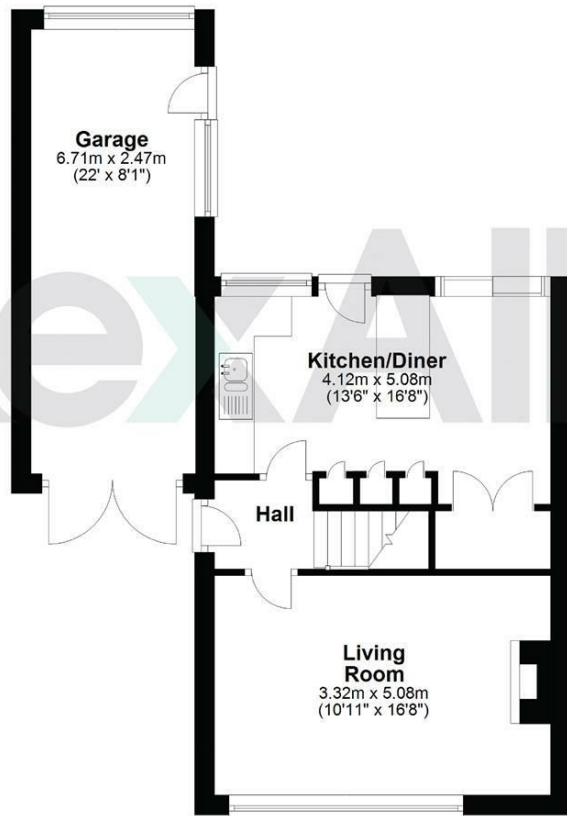
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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.

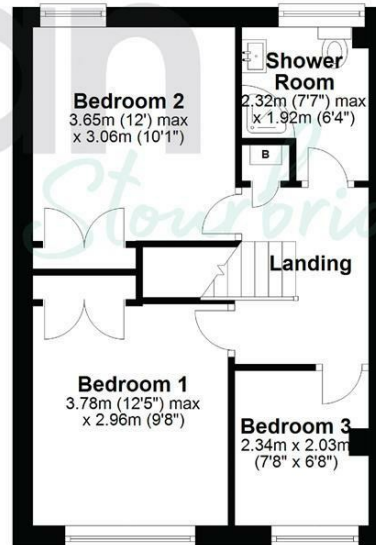
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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



Ground Floor
Approx. 55.7 sq. metres (599.0 sq. feet)



First Floor
Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 93.9 sq. metres (1010.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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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