



**LexAllan**

local knowledge exceptional service

99 Vicarage Road, Wollaston, Stourbridge, West Midlands, DY8  
4QZ



**\*\* SUPERB LOCATION, SUPERB ACCOMMODATION \*\***

This charming two bedroom end of terrace has been well maintained throughout and offers spacious accommodation inside and out. Nestled on a sought after address in the village of Wollaston you are surrounded with amenities and transport links. Vicarage Road offers; lounge, dining room, kitchen, utility/w.c, two double bedrooms and family bathroom. To the rear is an extensive garden with garage and parking. This property is also offered with NO UPWARD CHAIN.



**Lounge**

Gas fire with surround, central heated radiator, double glazed window to front, stairs rising to first floor.

**Dining Room**

Opening to the kitchen, gas fire, double glazed window to rear, central heated radiator.

**Kitchen**

Variety of wall and base units, electric oven, hob with extractor above, integrated fridge/freezer, dishwasher, tiled flooring, double glazed window to side, tiled flooring, sink and drainer.

**Lobby**

Large airing cupboard, access to rear garden.

**Utility**

Plumbing for washing machine, w.c, sink and drainer, double glazed window to rear, central heated radiator.

**Landing**

Doors radiating off to all first floor accommodation, stairs rising to bedroom two, central heated radiator, double glazed window to side.

**Bedroom 1**

Built in wardrobes, large storage cupboard, double glazed window to front, central heated radiator.





## Bathroom

Bath with mixer tap, shower cubicle, pedestal wash hand basin, w.c, tiled flooring, spot lights, double glazed window to front, central heated radiator.

## Bedroom 2

Stairs rise up to allow access to this bedroom, fitted wardrobes, Velux style skylight to front, eave storage, central heated radiator.

## Garage & Parking

Access can be found via Eggington Road.

## Garden

A private and peaceful garden with generous patio area that is perfect for those summer evenings spent with friends and family, lawn area with a border of mature shrubs.

## The Location

Situated in 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 nearby.

## 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 B





## 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.

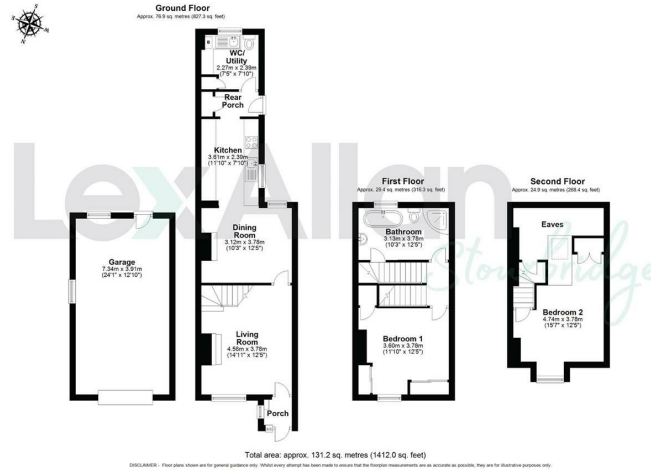
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide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

**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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