



LexAllan

local knowledge exceptional service

62 Meriden Avenue, Wollaston, Stourbridge, West Midlands, DY8
4QS

' MUST VIEW HOME ON MERIDAN AVENUE '

Having had a full refurbishment though out this property offers a real wow factor with NO UPWARD CHAIN. Sitting at this highly sought after address within walking distance to Wollaston High Street, the property comprises of driveway to front, welcoming entrance hall, spacious lounge, kitchen/diner, utility, downstairs w,c and garage. To the first floor are three bedrooms and house bathroom. Finally a beautifully presented rear garden. For further information or to arrange your viewing contact the office.

Approach

Tarmac driveway offering parking for a number of cars, gravel area and brick wall enclosing

Entrance Hall

Double glazed window and door to front, central heating radiator, cupboard off and stairs rising to first floor accommodation

Lounge

14' 6 x 11' 6 (4.42m x 3.51m)

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

Kitchen/Diner

11' 1 x 20' 0 (3.38m x 6.10m)

Double glazed window and sliding French doors to rear, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, microwave, dishwasher and tiled splash backs

Utility

Central heating radiator, double glazed door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine, tiled splash backs and extractor fan

Downstairs w,c

Low level w,c, wash hand basin with mixer tap and storage below, double glazed window to rear, tiled floor and splash backs, heated towel rail and extractor fan

Garage

18' 5 x 8' 3 (5.61m x 2.51m)

Metal up and over door to front

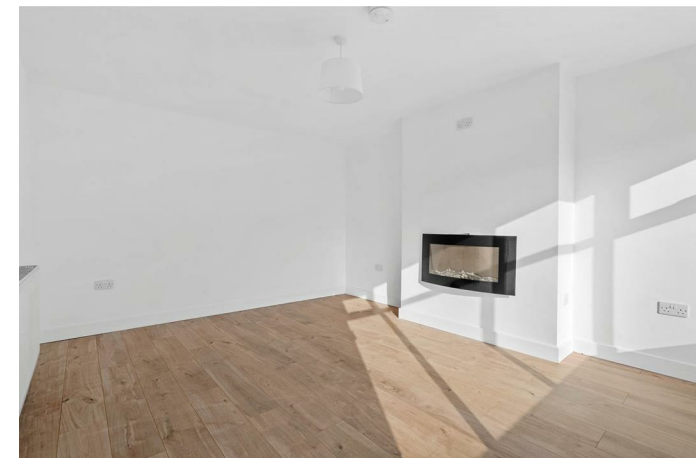
Landing

Double glazed window to side, cupboard off, and access to loft space

Bedroom One

11' 9 x 11' 6 (3.58m x 3.51m)

Double glazed window to front and central heating radiator



Bedroom Two

11'2 x 11'6 (3.40m x 3.51m)

Double glazed window to rear and central heating radiator

Bedroom Three

8'0 x 8'2 (2.44m x 2.49m)

Double glazed window to front and central heating radiator

Bathroom

Low level w.c, double glazed window to rear, wash hand basin with mixer tap and storage below, bath with mixer tap and shower over, heated towel rail, tiled floor and splash backs

Rear Garden

Slab patio, lawn, gravel surround and with fencing to enclose

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 D

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.

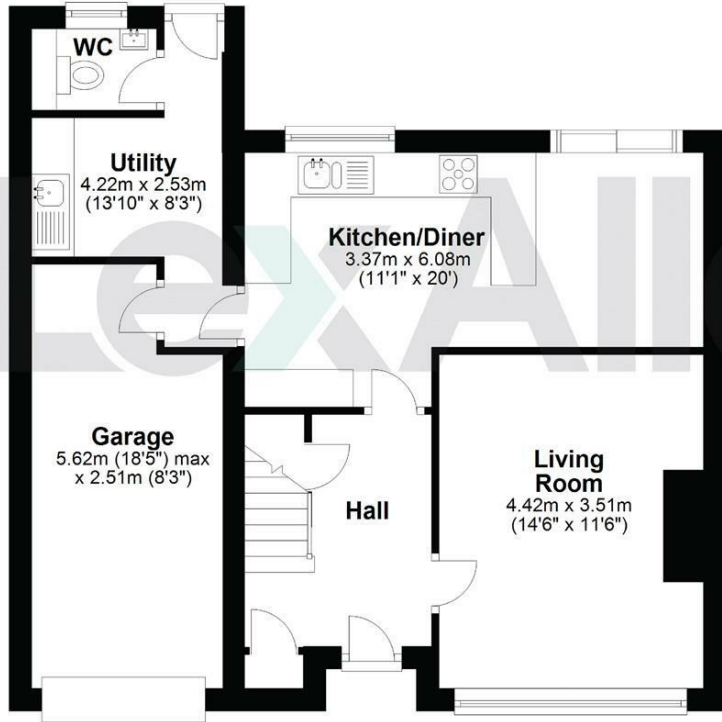
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

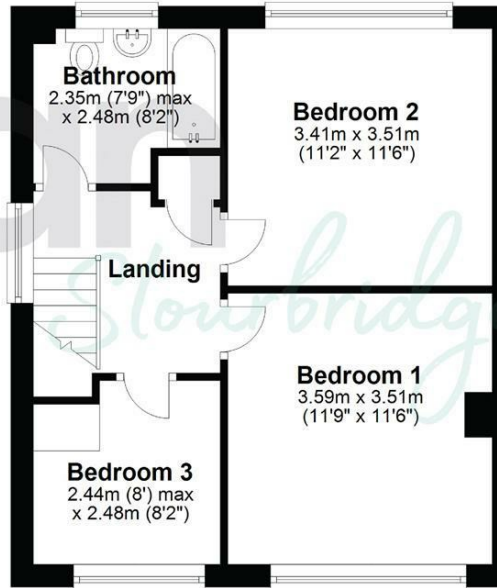
Approx. 65.5 sq. metres (705.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(02-10) A	
(81-91) B		(11-20) B	
(69-80) C		(21-30) C	
(55-68) D		(31-40) D	
(39-54) E		(41-50) E	
(21-38) F		(51-60) F	
(12-20) G		(61-80) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 108.8 sq. metres (1171.6 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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