

LexAllan

local knowledge **exceptional service**

31 Fir Grove, Wollaston, Stourbridge, DY8 3PG

** RARE OPPORTUNITY TO PURCHASE ON A WELL KNOWN ADDRESS IN WOLLASTON **
This charming detached has been a lovely family home for over 40 years & is now ready for its next chapter. Nestled on a well known address in Wollaston you are truly spoilt by superb amenities & schooling options to cater for all ages. NO.31 offers a spacious accommodation throughout along with an exceptional private rear garden.

In brief the property comprises; entrance hall, lounge, dining room, sitting room, kitchen/breakfast, guest w.c & sun room. Stairs rise to the first floor with the master bedroom with en-suite, three further double bedrooms & house bathroom. A double garage can be found to the side with utility & loft space to the first floor. A extensive private garden can be found to the rear which has been tremendously maintained over the years of ownership. Viewings are highly recommended to appreciate the accommodation on offer.

Approach
Ample parking can be found to the front.

Reception hall
Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor.

Lounge
19'0" x 12'1" (5.80 x 3.69)
Fire with surround, double doors open into the sun room, double glazed window to side & rear, central heated radiator.

Sitting Room
11'11" x 10'11" (3.64 x 3.33)
Double glazed bay window, central heated radiator, additional window to side.

Dining Room
11'11" x 11'0" (3.64 x 3.36)
Double glazed window to front, central heated radiator.

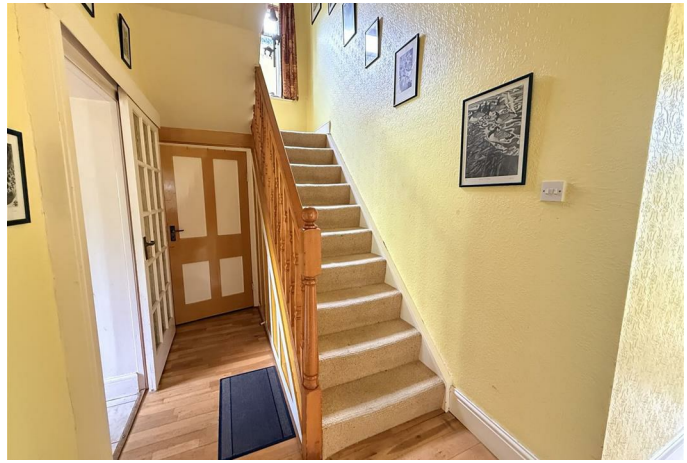
Kitchen/Breakfast Room
12'7" x 12'7" (3.84 x 3.84)
Fitted kitchen with a variety of wall & base units, 'AEG' double electric oven along with 5 ring gas hob with extractor over, sink & drainer, tiled flooring, double glazed window to rear, central heated radiator.

Lobby
Door to the side, window to side, tiled flooring.

W.C
Wash hand basin, w.c, window to side, tiled flooring





Sun Room
25'2" x 9'8" (7.69 x 2.95)
Doors off to garden, tiled flooring, central heated radiator.

Landing
Spacious hall with doors off to all first floor accommodation, double glazed window to side.

Master Bedroom
16'1" x 11'6" (4.91 x 3.51)
Fitted wardrobes & dressing area, opening to the en-suite, double glazed window to side & front, central heated radiator.

En-Suite
Shower, wash hand basin, w.c, double glazed to side, chrome heated towel rail.

Bedroom 2
16'4" x 13'3" (5.00 x 4.04)
Double glazed window to side & rear, central heated radiator, fitted wardrobe.

Bedroom 3
12'0" x 10'11" (3.66 x 3.34)
Double glazed window to front, central heated radiator.

Bedroom 4
12'8" x 9'11" (3.88 x 3.04)
Fitted wardrobe throughout, double glazed window to side & rear, central heated radiator.

Bathroom
Corner spa bath, wash hand basin, w.c, double glazed window to side, central heated radiator, airing cupboard.

Utility
10'5" x 9'11" (3.18 x 3.04)
Nestled to the rear of the garage offer plumbing for washer & dryer, door off to garage, stairs rise to loft storage.

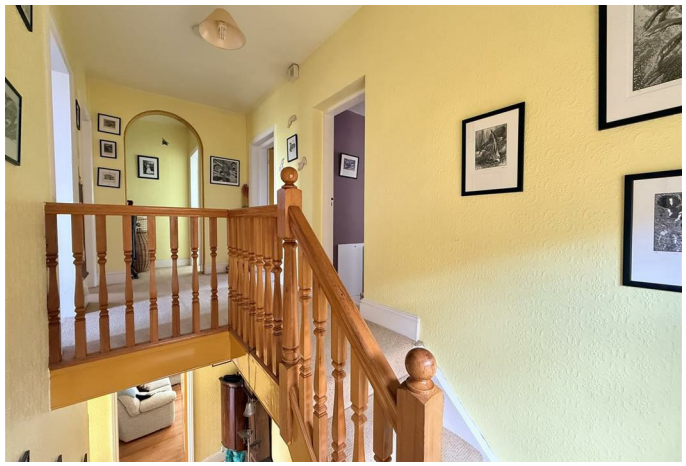
Garage
26'11" x 19'5" (8.21 x 5.94)
Electric door to front, double doors to the rear open in to the garden.

Loft Space
26'10" x 16'10" (8.20 x 5.15)
Power & lighting through, double glazed window to front & rear.













Garden
A true asset is this extensive private & peaceful garden that is a true gem. Large patio area offers the ideal space for hosting friends & family. Generous lawn sweeps through the garden with beds of mature shrubs & flowers throughout. Decorative pond with natural flowers to the centre of the garden with path to the either side allowing you to gain access to the vegetable & fruit patch.

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.

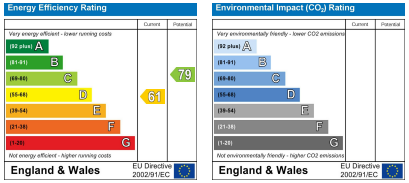
Money Laundering Regulations.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 £300 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 £300 inc VAT should you decide to proceed with the engagement of the surveyor in question. We are informed that surveyors 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 surveying charges that would ordinarily be quoted.











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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