



**LexAllan**

local knowledge exceptional service

20 Cobden Street, Wollaston, Stourbridge, West Midlands, DY8 3RU



## **\*\* WOW WOW WOW IN WOLLASTON \*\***

This detached three bedroom family home is truly the definition of turn key ready. The current owners have done a magnificent job in creating a warm and cosy home with ample accommodation inside and out. Situated in the heart of Wollaston, you are a short walk away from all the amenities the village has to offer. The property itself comprises driveway to front for two vehicles, entrance hall, kitchen/family room, snug, playroom, utility and a guest W.C. To the first floor is the master bedroom with en-suite off, further two double bedrooms and a jaw dropping family bathroom. To the rear is a private garden that is perfect for hosting parties in the summer! Viewings are highly recommended to appreciate the accommodation on offer.

### **Approach**

Block paved driveway providing off road parking for two vehicles.

### **Entrance Hall**

A warm welcoming hall with doors radiating off to all ground floor accommodation, stairs rising to first floor, central heated radiator, spot lights.

### **Kitchen/Family room**

The true heart of the home is this opened planned family room that offers various sections including a dining area that leads to the spacious living area to the rear with French doors leading to the garden along with two Velux style skylights allowing natural light to flood in. The kitchen offers a variety of wall and base units, integrated fridge/freezer, dishwasher and double electric oven, sink and drainer with gold accent mixer tap, four ring gas hob with extractor above, under counter down lights, breakfast bar and spot lights throughout.

### **Snug**

Fitted media wall with shelving and storage surround, double glazed window to front, central heated radiator.

### **Play Room**

Double glazed window to front, spot lights, central heated radiator.

### **WC**

Wash hand basin, w.c, central heated radiator.

### **Utility Room**

Fitted units with worksurface, plumbing for washing machine, spot lights, door leading to side.

### **Landing**

Spacious and airy landing with doors off to first floor accommodation, double glazed window to side, loft access.

### **Bedroom 1**

Fitted wardrobes, en-suite off, double glazed window to rear, central heated radiator.

### **En-Suite**

Shower cubicle, wash hand basin, w.c, tiled flooring, spot lights, heated towel rail.

### **Bedroom 2**

Double glazed window to front, central heated radiator.

### **Bedroom 3**

Double glazed window to rear, central heated radiator.



### Bathroom

Free standing bath with gold accent tap, large shower cubicle, his and hers wash hand basin with storage under, w.c, spot lights, double glazed window to front, central heated radiator.

### Rear Garden

A private and peaceful garden that is a true asset to this property. A lovely tiled patio area that is perfect for summer evenings spent with friends and family, a generous lawn can be found to the rear, access to the front can be accessed via the side.

### The Location

Situated in the heart 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.

### 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.

### Council Tax Band E

### Agents Note

Some photos are used from previous marketing. Furniture has been moved.

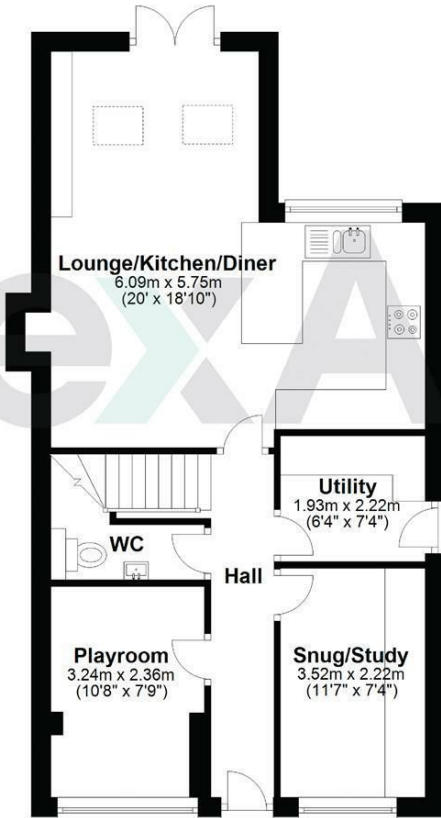






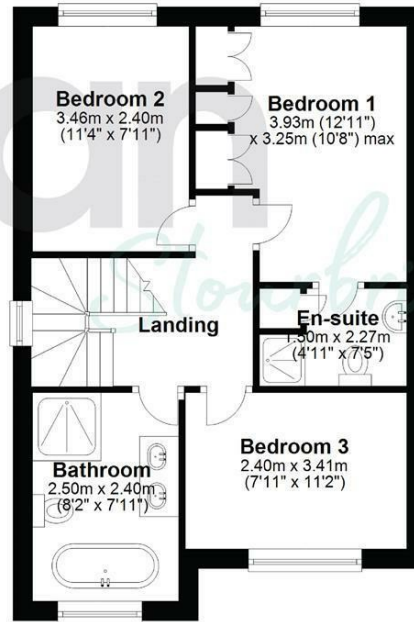
## Ground Floor

Approx. 59.4 sq. metres (639.6 sq. feet)



## First Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



Total area: approx. 107.4 sq. metres (1156.0 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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