



LexAllan

local knowledge exceptional service

12 Dawn Close, Wollaston, Stourbridge, West Midlands, DY8 4GF

**** WOW WOW WOW WHAT A FAMILY HOME THIS IS ****

This immaculate four bedroom detached family home has been truly modernised to create a turn key ready home. Nestled within the popular 'Doulton Brook' estate in Wollaston this really is perfect for those looking to upsize. The accommodation on offer is second to none and really is worth a viewing. In brief the property comprises of; entrance hall, lounge/diner, kitchen, w.c. To the first floor is the master bedroom with en-suite, three further bedrooms and family bathroom. To the rear is a south facing garden that is ideal for hosting along with parking & garage to the side. Call us today to arrange your viewing.

Approach

Driveway to side allowing access to the garage, slabbed path allows access to the property.

Entrance Hall

Spacious hall with openings to all ground floor accommodation, stairs rising to first floor, central heated radiator, under stairs storage.

Kitchen

15'0" x 13'1" (4.58x3.99)

Variety of wall and base units, five ring gas hob with extractor above, double electric oven, space for American style fridge/freezer, integrated dishwasher, washing machine and tumble dryer, inset sink with mixer boiling tap, two double glazed windows to front, spot lights. Central heated radiator..

Lounge/Diner

26'10" x 11'9" (8.17x3.58)

Media wall with inset electric fire, double glazed window to rear, french doors open to garden, two central heated radiators.

WC

Wash hand basin, w.c, central heated radiator, double glazed Winford to front.

Landing

Doors off, central heated radiator, loft access, airing cupboard.

Master Bedroom

13'9" x 13'3" (4.19x4.05)

Double glazed window to rear, central heated radiator, air conditioning, en-suite off.

En-Suite

Shower cubicle, w.c, wash hand basin with storage under, tiled flooring. Heated towel rail, spots.

Bedroom 2

12'7" x 13'3" (3.83x4.05)

Double glazed window to rear, central heated radiator.

Family Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to side, central heated.

Bedroom 4

10'8" x 8'1" (3.25x2.46)

Double glazed window front, central heated radiator.



Bedroom 3

15'9" x 8'2" (4.81 x 2.48)

Two double glazed to front, central heated radiator.

Garden

South facing peaceful garden with patio area ideal for those summer evenings spent with friends and family, neat and tidy lawn border of slate chippings, outside tap.

Garage

Electric roller door with power and lighting throughout with outside socket.

The Location

Located off Wollaston High Street, Fussell Way is just a stone's throw from the village's range of amenities. Meanwhile, the excellent selection of shops and leisure facilities in Stourbridge town centre are also within walking distance, including two shopping centres, bars and restaurants. Further afield, Merry Hill Shopping Park is just three miles from home offering a wealth of High Street stores and boutiques. Families will appreciate the choice of schools for all ages within close proximity of Doulton Brook, including Amblecote Primary School and Redhill School and Specialist Language College for secondary-age students and the King Edward VI College Stourbridge for sixth formers. Stourbridge Junction railway station is just over two miles from home, for direct services to Birmingham, while the development is well-located for road links to Dudley, Wolverhampton, Birmingham and the M5.

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 with a service charge of £327.27 per annum. A buyer is advised to obtain verification from their solicitor.

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 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 F





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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