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local knowledge exceptional service

Wychwood House Rectory Street, Stourbridge, DY8 5QT

**** DETACHED FAMILY HOME READY FOR ITS NEXT CUSTODIAN ****

This well maintained three bedroom detached offers spacious accommodation throughout. Nestled within a well known address in the heart of Wordsley you are truly surrounded by superb amenities & schooling options to cater for all ages. Having been a loving family home for many years this is now ready for its next custodian.

In brief the property comprise of; porch, lounge, dining room, kitchen, inner hall with utility & guest w.c off. To the first floor are three bedrooms & house bathroom. Ample off road parking to front with garage along with a peaceful rear garden. Call today to arrange your viewing.



Approach

Generous drive sweeping round to the front providing ample off road parking.

Porch

Door off to lounge.

Lounge

20'1" x 13'5" (6.14 x 4.10)

Electric fire with surround, double doors open into the dining room, double glazed window to front, central heated radiator, stairs rise to first floor.

Dining Room

11'3" x 10'1" (3.44 x 3.09)

Door off to kitchen, double glazed window to side, central heated radiator.



Kitchen

12'5" x 9'6" (3.80 x 2.92)

Base units, electric oven with hob, sink & drainer, double glazed window to side, central heated radiator, tiled flooring.

Inner Hall

Doors off to w.c, utility & garage.



Utility

11'0" x 4'8" (3.37 x 1.44)

Worksurface with sink and drainer, plumbing for washing machine & dishwasher, double glazed window to side, door off to garden.

W.C

Wash hand basin, w.c.

Landing

Doors off to all first floor accommodation, double glazed window to side, loft access.

Bedroom 1

12'7" x 11'11" (3.85 x 3.65)

Ample fitted wardrobes, double glazed window to front, central heated radiator.



Bedroom 2

12'0" x 11'9" (3.66 x 3.60)

Double glazed window to side, central heated radiator.



Bedroom 3

8'11" x 7'10" (2.74 x 2.41)

Double glazed window to front, central heated radiator.



Bathroom

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

Garage

15'7" x 9'5" (4.76 x 2.89)

Power & Lighting throughout, double glazed window to side.

Garden

Slabbed patio area ideal for hosting friends & family, tidy lawn to the side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
80		A	
65		B	
		C	
		D	
		E	
		F	
		G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

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 £30 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 £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 £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
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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