



35a Bridle Road, Wollaston, Stourbridge, DY8 4QE

** SPACIOUS BUNGALOW IN THE HEART OF WOLLASTON **

This two bedroom semi detached bungalow has been modernised throughout to create a warm and welcoming home. Nestled on one of Wollastons most sough after address, this is truly ideal for those looking to be surrounded by local amenities. In brief the property comprises; porch, entrance hall, lounge, kitchen/diner, two double bedrooms and shower room. To the rear is private and peaceful garden along with its very own garden room, garage and driveway can be found to the front. Call today to arrange your viewings.

Approach

Driveway to front with mature garden beds and path leading to the porch.

Porch

Door off to entrance hall, tiled flooring.

Entrance Hall

Spacious hall with doors radiating off to all accommodation, large storage cupboard, central heated radiator, loft access.

Lounge

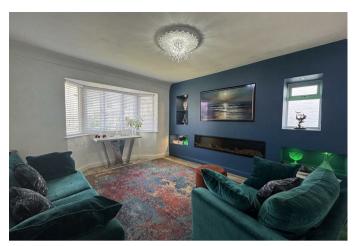
Media wall with inset electric fire, double glazed bay window to front as well as window to side, central heated radiator.

Kitchen/Breakfast

Variety of base units, integrated fridge/freezer & dishwasher, double electric oven, five ring gas hob, inset sink and drainer, opening to the pantry, double glazed window to rear & side, tiled flooring, spot lights.

Bedroom 1 13'11" x 11'9" (4.26 x 3.60)

Fitted wardrobes, double glazed window to rear, central heated radiator.











Bedroom 2 10'6" x 8'2" (3.22 x 2.50)

Double glazed window to front, central heated radiator.

Shower Room

Walk in shower, wash hand basin with storage under, w.c, two double glazed windows to side, chrome heated radiator, airing cupboard.

Rear Garden

A private and peaceful generous garden with tidy patio area ideal for those summer evenings spent with friends & family, two lawn areas with path to the middle allow access to the garden room as well as wooden structure holding the swimming pool. Block paving runs along the side giving secure access to the front.

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.











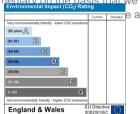


We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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

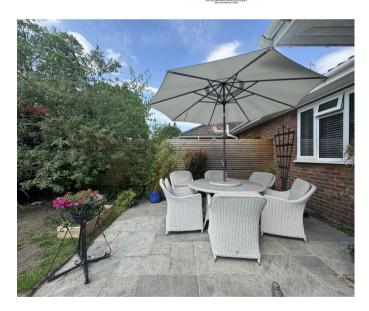
direct as it is paid to us as an intermediary on the basis that we save



GROUND FLOOR



Whilst surry attempt has been made to ensure the accuracy of the Scoppian contained here, measure of doors, windows, sooms and any other terms are approximate and no emporcability in taken for an emission or an sitement. This plans for illustrative purplems only and should be used as such ill prospective purchaser. The emission, increms and applications shown have not been stanted and no pur-







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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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