



LexAllan

local knowledge exceptional service

1 Essex Gardens, Stourbridge, DY8 4RS

**** THE PERFECT DOWNSIZE IS WAITING FOR YOU ****

This charming extended semi detached bungalow has been exceptionally modernised & well maintained by the current owner. Nestled on a well known address in Wollaston you are surrounded by superb amenities & transport links. This bungalow is ideal for those looking to downsize but no compromise on accommodation.

In brief the property comprises; entrance hall, lounge, kitchen, dining room, guest w.c, two bedrooms, one with en-suite. To the rear is an easy to maintain garden with ample parking to front & detached garage. Call us today to arrange your viewing.

Approach

Tarmac driveway provides ample off road parking for multiple vehicles, stone chipped beds sweep either side with mature shrubs planted throughout.

Entrance Hall

Bright & airy hall with doors off to all accommodation, central heated radiator, loft access, large storage cupboard.

Lounge

18'9" x 11'0" (5.72 x 3.36)

Centred gas fire with surround, large double glazed gallery window to front, central heated radiator, door off to kitchen.

Kitchen

10'8" x 8'2" (3.27 x 2.49)

Variety of wall and base units, tiled splashback, electric oven with extractor over, sink and drainer, plumbing for dishwasher, island with additional worktop space, door off to dining room, central heated radiator.

Dining Room

11'1" x 9'1" (3.40 x 2.78)

French doors open into the garden, skylight allows natural light to flood in, central heated radiator.



Bedroom 1
23'7" x 9'11" max (7.20 x 3.03 max)

Fitted wardrobes provide ample storage, door off to en-suite, double glazed window to rear & side, two central heated radiators.

En-Suite

Shower, wash hand basin, w.c, heated towel rail, double glazed window to side.

Bedroom 2
7'5" x 7'4" (2.27 x 2.26)

Fitted wardrobe, double glazed window to front, central heated radiator.

W.C

Wash hand basin, w.c, double glazed window to side, central heated radiator.

Garden

A peaceful easy to maintain garden offering generous patio area ideal for hosting friends & family, mature beds through along with access to the garage & driveway.

Garage

Up & Over door to front along with door to side.

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

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	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

The 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 Band C

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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

LexAllan

local knowledge exceptional service