



**LexAllan**

local knowledge exceptional service

79 Richardson Drive, Wollaston, Stourbridge, DY8 4DN



**\*\* YOUR NEXT FAMILY HOME IS NOW READY FOR YOU \*\***

This exceptional detached family home has been tremendously modernised & extended by the current owner to create turn key ready accommodation. Benefitting from spacious accommodation inside & out this truly is ideal for those looking to upsize. Nestled within a well known address on the border of Wollaston, you are surrounded by superb amenities & canal side walks located on your doorstep. In brief the property comprises; porch, lounge, open planned kitchen/family room, utility, w.c. & playroom/office. To the first floor is the master bedroom with en-suite, two further double bedrooms and house bathroom. To the rear is a private sociable garden along with parking to the front & access to the store. Call today to arrange your viewing.



### Approach

Block paved driveway to front providing off road parking to front.

### Porch

Door off to lounge, central heated radiator.

### Lounge

14'1" x 10'11" (4.31 x 3.34 )

Opening to the family room/kitchen, double glazed window to front, central heated radiator, stairs rise to first floor.

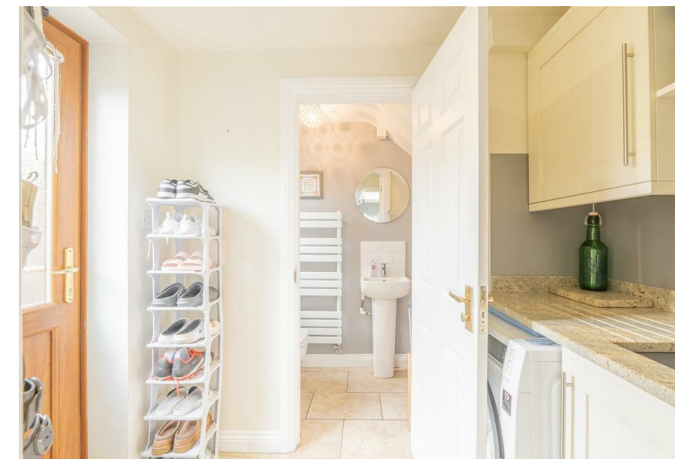
### Family Room/Kitchen

21'6" x 18'11" (6.56 x 5.78 )

The heart of the home is this open planned family/kitchen with two sky lanterns allowing the natural light to flood through, patio doors open up into the patio. The kitchen offers a variety of wall and base units, double 'Bosch' oven, induction hob with extractor above, centred island with inset sink and mixer tap, integrated dishwasher, door off to utility, spot lights, two central heated radiators.

### Utility Room

Plumbing for washing machine & dryer, sink and drainer, spot lights, tiled flooring through, door giving access to the side, spot lights.





### W.C

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

### Play Room

12'0" x 8'2" (3.66 x 2.50)

Power throughout ideal for home office space or additional storage.

### Landing

Spacious landing with doors radiating off, double glazed window to side, loft access.

### Master Bedroom

14'8" x 9'8" (4.48 x 2.96 )

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

### En-Suite

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

### Bedroom 2

13'6" x 9'5" (4.12 x 2.89 )

Double glazed window to to front, central heated radiator.

### Bedroom 3

9'10" x 7'10" (3.02 x 2.41 )

Double glazed window to front, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to side, spot lights.

### Garden

A true asset is this private & peaceful garden that is truly ideal for those summer evenings spent with friends & family. Generous decked patio area with steps leading down to artificial lawn with further decked area to the rear.

### Store

Up & Over door to 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

Energy Efficiency Rating		Current	Potential
100-100	A		
91-95	B		
80-90	C	74	78
69-80	D		
55-68	E		
39-54	F		
1-25	G		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
182-200	A		
161-181	B		
140-160	C		
119-139	D		
98-118	E		
77-97	F		
56-76	G		

England & Wales EU Directive 2002/91/EC

The same also applies if we refer you to any other service relevant to your purchase. The maximum referral fee of £200 is the actual fee that you would receive. This fee 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 contact us on 01384 379450.

**IMPORTANT NOTICE** - 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 given is for information only and is not to be relied upon. 1. 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. 2. 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. 3. 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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