



LexAllan

local knowledge exceptional service

59 Richmond Grove, Wollaston, Stourbridge, DY8 4SE

****TAKE A MINUTE TO APPRECIATE THE ACCOMMODATION ON OFFER****

This detached four bedroom dormer style bungalow offers more accommodation than meets the eye. Nestled in a peaceful cul de sac in Wollaston village you are surrounded by superb amenities and transport links. Richmond Gardens truly ticks the boxes for all those looking for turn key ready accommodation. In brief the property comprises; entrance hall, lounge, kitchen/breakfast room with utility off, two double bedrooms to the ground floor and family bathroom. To the first floor is the master with en-suite along with the fourth bedroom. To the rear is. Peaceful garden along with ample off road parking to front. This property is offered with NO UPWARD CHAIN, so call us today.

Approach

Block paved driveway to front providing ample off road parking.

Entrance Hall

Spacious hall with doors off, stairs rising to first floor, central heated radiator.

Lounge

15' 10" x 12' 5" (4.83 x 3.79)

Electric fire with surround, french doors open into the garden, door to kitchen/breakfast room, central heated radiator.

Kitchen/Breakfast Room

18' 7" x 12' 1" (5.66 x 3.68)

A bright and open room with variety of wall and base units, double electric oven, induction hob with extractor above, integrated fridge/freezer, dishwasher and microwave, inset sink with drainer, large island, two skylights, tiled flooring, patio doors open into the garden, double glazed window to rear, door off to utility.

Utility

14' 6" x 6' 11" (4.42 x 2.10)

Wall and base units, sink and drainer, plumbing for washer along with space for tumble dryer, tiled flooring, central heated radiator, double glazed window to side.

Bedroom 2

14' 1" x 12' 5" (4.29 x 3.79)

Double glazed window to front, central heated radiator, fitted wardrobes.

Bedroom 3

12' 6" x 11' 0" (3.82 x 3.35)

Double glazed window to front, central heated radiator, could be used as additional dining room.

Bathroom

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

Landing

Doors off to further bedrooms, double glazed window to side, central heated radiator.



Master bedroom

15' 4" x 14' 8" (4.67 x 4.47)

Ample fitted wardrobes, double glazed window to side with skylight, door to ensuite, central heated radiator.

En-Suite

Shower, wash hand basin, w.c, floor to ceiling tiles, skylight, chrome heated towel rail.

Bedroom 4

9' 6" x 8' 2" (2.89 x 2.49)

Skylight.

Rear Garden

A private and peaceful garden that offers a generous patio area, steps lead up to a tidy lawn along with a further patio area to the rear and a gate that allows access to and additional shed store.

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 £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 £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 significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band D



