



**LexAllan**

local knowledge exceptional service

2 Morrow Way, Wollaston, Stourbridge, DY8 4GE

**\*\* JAW DROPPING CONDITION NESTLED WITHIN WOLLASTON VILLAGE \*\***

This exceptional four bedroom detached family home located on the ever so popular 'Doulton Brook' is the definition of turn key ready accommodation. The current owners have meticulously modernised the property throughout to really create a welcoming & loving environment. Morrow in brief offers; reception hall, lounge, kitchen, dining room, snug and guest w.c. To the first floor is the master bedroom with en-suite, three further double bedrooms and family bathroom. To the rear is a peaceful rear garden that is perfect for hosting along with off road parking to the front. Viewings are highly recommended to appreciate the condition & accommodation on offer.

**Approach**

Driveway to front providing off road parking.

**Reception Hall**

A bright and welcoming hall with Karndean flooring throughout, doors radiating off to all ground floor accommodation, central heated radiator, cloakroom cupboard.

**Lounge**

15'3" x 11'3" (4.64 x 3.42)

Opening into the kitchen, Karndean flooring, Bi-Fold doors opening into the garden, two central heated radiators.

**Kitchen**

17'10" x 8'0" (5.43 x 2.43)

Painted wooden fitted kitchen offering a variety of wall and base units, Quartz worksurfaces, two 'Neff' slide & hide electric ovens, 'Neff' five ring gas hob with extractor above, matching Quartz splashback, multiple integrated white goods including fridge/freezer, dishwasher, washer/dryer along with a wine cooler, inset sink and drainer with mixer tap, double glazed window to rear, spot lights, Karndean flooring, central heated radiator.

**Dining Room**

9'5" x 7'9" (2.86 x 2.36)

Currently set up as a play room is this well proportioned room with double doors leading in, double glazed window to front, central heated radiator.

**Snug**

13'7" x 8'3" (4.14 x 2.52)

Double glazed window to front, central heated radiator, large storage cupboard.

**WC**

Wash hand basin, w.c, central heated radiator.

**Landing**

Spacious and airy landing with doors off to all first floor accommodation, loft access where you will find a boarded loft space, two storage cupboards.

**Master Bedroom**

13'3" x 11'5" (4.04 x 3.49)

Built in wardrobes, en-suite off, two double glazed windows to front, central heated radiator.

**En-Suite**

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



### Bedroom 2

12'6" x 8'8" (3.82 x 2.65)

Built in wardrobes, central heated radiator, double glazed window to front.

### Bedroom 3

9'10" x 8'9" (2.99 x 2.67)

Built in wardrobes, double glazed window to front, central heated radiator.

### Bedroom 4

11'2" x 7'11" (3.41 x 2.41)

Double glazed window to rear, central heated radiator.

### Family Bathroom

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

### Rear Garden

A peaceful rear garden with slabbed patio area along with neat and tidy lawn. A further raised patio area that is perfect for those summer evenings spent with friends and family along with mature shrubs throughout. Secure gated access to the side leads to the front.

### The Location

Located off Wollaston High Street, Morrow Way is just a stone's throw from the village's range of amenities. Meanwhile, the excellent selection of shops and leisure facilities in Stourbridge town centre are also within walking distance, including two shopping centres, bars and restaurants. Further afield, Merry Hill Shopping Park is just three miles from home offering a wealth of High Street stores and boutiques. Families will appreciate the choice of schools for all ages within close proximity of Doulton Brook, including Amblecote Primary School and Redhill School and Specialist Language College for secondary-age students and the King Edward VI College Stourbridge for sixth formers. Stourbridge Junction railway station is just over two miles from home, for direct services to Birmingham, while the development is well-located for road links to Dudley, Wolverhampton, Birmingham and the M5.

### 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. There is annual service charge of £250 per annum.

### 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 £240 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 Dudley Band E



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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