



LexAllan

local knowledge exceptional service

12 The Houx, Wollaston, West Midlands, DY8 4DR

**** DOES A LOCATION GET MUCH BETTER THAN THIS? ****

This spacious three bedroom detached family home has been truly well maintained by the current owners to create a warm & welcoming space. Nestled just off Richardson Drive in Wollaston you are tucked away & situated canal side. The accommodation on offer is spacious and is truly ideal for those looking to upsize. In brief the property comprises; porch, lounge, dining room, garden room, kitchen with utility & w.c off. To the first floor is the master bedroom with en-suite, two further well sized bedrooms & house bathroom. To the rear is a peaceful garden to the rear, ample parking to the front & garage. Call today to arrange your viewing.



Approach

Block paved driveway to front providing parking for four vehicles.

Porch

Door off to lounge, double glazed window to front, central heated radiator.

Lounge

14'2" x 10'11" (4.33 x 3.35)

Electric fire, stairs rise to first floor, central heated radiator, door off to entrance hall.



Dining Room

12'0" x 8'1" (3.66 x 2.48)

Central heated radiator, patio door off to garden room & additional door leading to kitchen.

Kitchen

9'11" x 9'6" (3.03 x 2.90)

Variety of wall and base units, sink and drainer, electric oven, hob with extractor over, door off to utility, double glazed window to rear, tiled flooring, central heated radiator.

Utility

Worksurface with plumbing for washing machine & dishwasher under, wall unit, door off to guest w.c, tiled flooring, door giving access to the side.

W.C

Wash hand basin, w.c, double glazed window to side, storage cupboard, tiled flooring, central heated radiator.



Landing

Spacious landing with doors off to all first floor accommodation, double glazed window to side, airing cupboard, loft access.

Master Bedroom

14'10" x 9'6" (4.54 x 2.91)

Double glazed window to rear, central heated radiator, door off to en-suite.



En-Suite

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

Bedroom 2

13'6" x 9'6" (4.13 x 2.90)

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



Bedroom 3

9'9" x 7'11" (2.98 x 2.42)

Double glazed window to front, central heated radiator.

Bathroom

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



Garage

Up & over door to front, power & lighting throughout.

Garden

A true asset is this peaceful garden that offers patio area that is ideal for sociable evenings with friends & family, tidy lawn area with a border of mature shrubs, secure side access leads 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 £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. The actual fee that you would be paid to us as an intermediary is significant marketing expenditure regarding the above, please



Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements are taken from the ground level and are approximate. All dimensions are given to the internal face of the wall unless otherwise stated. The actual dimensions of the property may vary slightly from those shown on the plan. Measurements are taken to the best of our knowledge and we accept no liability for any errors or omissions. The information is provided for your information only and does not constitute an offer of any financial product. © Lex Allan 2023



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	
(92-100) A		(92-100) 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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.

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