



**LexAllan**

local knowledge exceptional service

57 Meadow Park Road, Stourbridge, DY8 4TU

Nestled towards the peaceful end of a desirable cul-de-sac, this well-presented two-bedroom semi-detached home offers comfortable living in a popular Wollaston location. The property features a spacious lounge, a well-appointed kitchen, and a bright conservatory that provides an inviting additional living space overlooking the garden.

Upstairs, you'll find two good-sized bedrooms and a modern family bathroom. Outside, the home benefits from a large private driveway, offering ample off-road parking.

In great condition through out and situated in a quiet, sought-after residential spot, this property is ideal for first-time buyers, downsizers, or anyone seeking a well-kept home close to local amenities and transport links.

#### Approach

Block paved drive to front offering parking for a number of cars.

#### Entrance Hall

Door to front, central heating radiator, tiled floor and stairs off.

#### Lounge

13'5" x 6'6" (4.1 x 2.0)

Double glazed window to front, central heating radiator and feature gas fire.

#### Kitchen

13'5" x 6'6" (4.1 x 2.0)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, central heating radiator, tiled splash backs, cupboard off, extractor fan and door to:

#### Conservatory

11'9" x 10'5" (3.6 x 3.2)

Doors to rear garden and double glazed windows.

#### Landing

With doors off to bedrooms and house bathroom.

#### Bedroom One

10'2" x 9'2" (3.1 x 2.8)

Double glazed window to front, central heating radiator and built in cupboard and wardrobe.



### Bedroom Two 6' 10" x 10' 2" (2.1 x 3.1)

Double glazed window to rear and central heating radiator.

### Bathroom

Bath with mixer tap and shower over, double glazed window to rear, heated towel rail, WC, wash hand basin with mixer tap and storage below, tiled splash backs and extractor fan.

### Rear Garden

Patio and gravel area, lawn, shed, side access with gate and all with fencing to enclose.

### Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### 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.

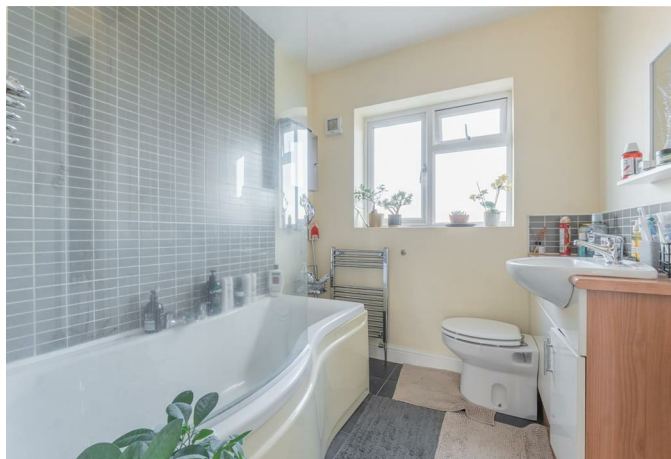
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

### Tenure (Freehold).

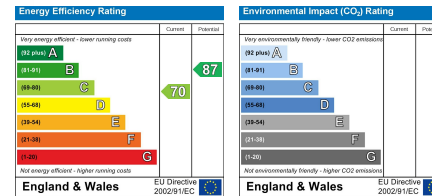
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### Council Tax Band B





These energy ratings have been calculated to provide an indication of the energy performance of the property. They are not a guarantee of the energy performance of the property. The ratings are based on the information provided by the seller and are not a statement of fact. The ratings are based on the information provided by the seller and are not a statement of fact. The ratings are based on the information provided by the seller and are not a statement of fact.



**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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