



**LexAllan**

local knowledge exceptional service

50 Wildacres, Wollaston, Stourbridge, DY8 3PH

**\*\* A CHARMING BUNGALOW NESTLED WITHIN THE VILLAGE OF WOLLASTON \*\***

This two bedroom property has been truly well maintained throughout. Situated within a quiet address in the village of Wollaston you are surrounded by superb amenities on your doorstep. The bungalow offers spacious accommodation inside & out, ideal for those looking to downsize.

In brief the property comprises; entrance hall, lounge, dining room, garden room, utility & kitchen. Two well sized bedroom both with fitted wardrobes can be found along with shower room. To the rear is a peaceful garden along with ample off road parking to front & carport. Make sure to call us today to arrange your viewing.



**Approach**

Driveway to front providing ample off road parking with additional car port.

**Entrance Hall**

Spacious hall with doors off to all accommodation, central heated radiator, loft access.



**Lounge**

13'5" x 12'5" (4.11 x 3.80 )

Centred fire with surround, opening to the garden room, central heated radiator.

**Dining Room**

9'11" x 9'7" (3.03 x 2.94 )

Double glazed window to side, spot lights, door off to kitchen, central heated radiator.



**Kitchen**

9'4" x 6'2" (2.86 x 1.89 )

Wall & base units, electric oven with four ring gas hob, integrated dishwasher, sink and drainer, double glazed window to rear, tiled flooring.



**Utility**

Plumbing for washer & dryer, tiled flooring.



**Bedroom 1**  
12'8" x 11'8" (3.88 x 3.58 )

Fitted wardrobes, double glazed bay window to front & additional window to side, central heated radiator.

**Shower Room**

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

**Bedroom 2**  
11'0" x 10'5" (3.36 x 3.18)

Fitted wardrobes, double glazed window to side, central heated radiator.

**Garden Room**  
10'11" x 10'5" (3.34 x 3.19 )

Double doors open into the garden, central heated radiator.

**Garden**

A private & peaceful garden with tidy lawn area

**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.**  
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.

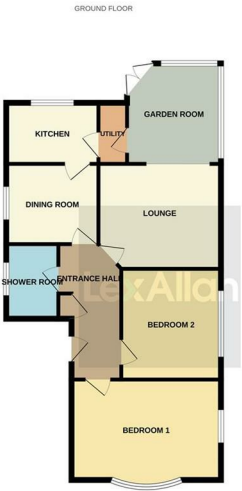
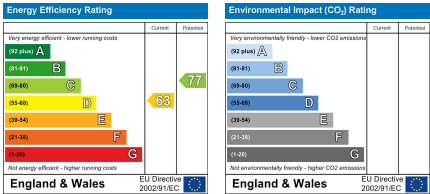
**Referral Fees.**  
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc 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

**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.



When every effort has been made to ensure the accuracy of the description contained here, representations of facts, figures, and other information are given as they are. The seller does not warrant the accuracy of the information and does not accept any liability for any loss or damage arising from the use of the information. The seller does not warrant the accuracy of the information and does not accept any liability for any loss or damage arising from the use of the information.



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