



LexAllan

local knowledge exceptional service

49 Dorset Road, Wollaston, Stourbridge, West Midlands, DY8 4SZ

On offer is this excellent three-bedroom semi-detached home, ideally situated in Wollaston within easy reach of local amenities. With modern decor through out, the property provides a great opportunity for first time buyers and aspirational movers alike.

In brief, the accommodation comprises an entrance hall, lounge, and a spacious kitchen/diner, along with three bedrooms and a family bathroom. Externally, the property also benefits from off-road parking, and spacious garden with gate opening onto a playing field.

Hallway

Door to front, double glazed window to side, stairs off and central heating radiator.

Lounge

13'9" x 8'10" (4.2 x 2.7)

Double glazed window to front and central heating radiator.

Kitchen/Diner

12'1" x 16'0" (3.7 x 4.9)

Double glazed windows to rear, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, oven, integrated dishwasher and central heating radiator.

Lobby

Door to rear, housing combi boiler and cupboard off.

Landing

Double glazed window to side, cupboard off and access to loft.

Bedroom One

12'5" x 8'10" (3.8 x 2.7)

Double glazed window to rear and central heating radiator.

Bedroom Two

11'9" x 9'2" min 12'5" max (3.6 x 2.8 min 3.8 max)

Double glazed window to rear and central heating radiator.

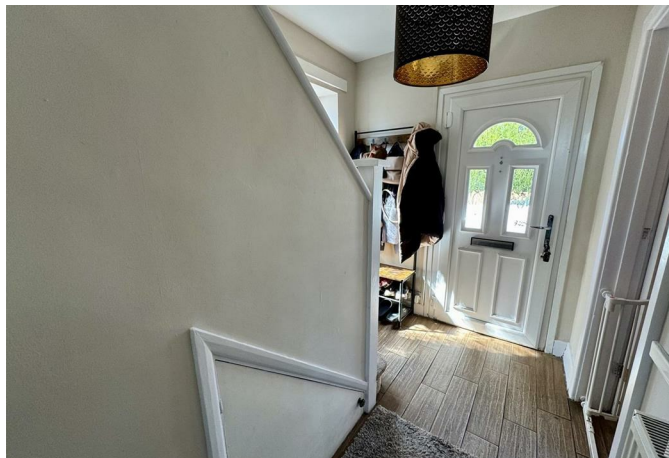
Bedroom Three

7'10" x 6'2" (2.4 x 1.9)

Double glazed window to front and central heating radiator.

Bathroom

WC, wash hand basin with mixer tap, double glazed window to rear, bath with shower over, tile splash backs and heated towel rail.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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