



**LexAllan**

local knowledge exceptional service

4 Eggington Road, Wollaston, West Midlands, DY8 4QJ

A superb opportunity to purchase this two double bedroom end terrace property. Conveniently located on this popular road, the property has been very well maintained and upgraded over the years. This traditional property is oozing with character and charm and sits in a convenient location with various local shop and amenities just a short walk away. In brief the property comprises; entrance hall, lounge, kitchen, dining room, downstairs W.C, utility room, two double bedrooms, bathroom and spacious garden to the rear.

For further information or to arrange your viewing contact the office.



#### Entrance Hall

Spacious entrance hall with stairs to first floor accommodation and down to cellar, central heated radiator.

#### Lounge

13'11" x 10'2" (4.24 x 3.10)

A cosy lounge with log burner, double glazed bay window to front elevation, central heated radiator.

#### Dining Room

13'7" x 11'11" (4.14 x 3.63)

Access via the entrance hall this superb sized dining area offers log burner, central heated radiator and access to rear garden and kitchen.

#### Kitchen

15'5" x 7'9" (4.70 x 2.36)

A modern fitted kitchen with various wall and base units, stainless steel sink, Range master oven with 5 ring gas hob, extractor hood, integrated dishwasher, wine cooler, space for American style fridge/freezer, spot lights, double glazed window to side elevation, access to utility room and rear garden.

#### Utility Room

With plumbing for washing machine and dryer under work surface, cupboard housing the boiler, double glazed window to rear elevation, access to W.C.

#### WC

Wash hand basin, W.C, double glazed window to side elevation.

#### Landing

Spacious landing offering access to all first floor accommodation, loft access with drop down ladder.

#### Bedroom 1

13'7" x 11'11" (4.14 x 3.63)

A tremendous sized bedroom with two double glazed windows to rear elevation, central heated radiator.

#### Bedroom 2

11'10" x 10'1" (3.61 x 3.07)

Good sized double bedroom with double glazed window to front elevation, central heated radiator.



### Bathroom

A well presented modern bathroom with free stranding bath, large walk in shower, wash hand basin, W.C, chrome heated towel rail, tiled flooring, double glazed window to front elevation, spot lights.

### Cellar

8'11"x5'8"(2.72x1.73)

Access via the entrance hall with stairs leading down perfect for storage.

### Rear Garden

A beautiful well maintained garden with two patio areas, generous sized lawn area with a border of mature shrubs and flowers.

### The Location

The house lies near to Wollaston village centre which offers a host of day to day amenities including excellent schools, shops, public transport services and a number of well known pubs and eateries. It provides the ideal base for those commuting to nearby commercial centres in and around Stourbridge as well as further afield including the Black Country, Birmingham with good access to the M5 motorway network and beautiful countryside lies on the outskirts stretching to the South and West.

### Tenure

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

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

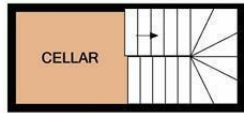
### Referral Fees

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 £175 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.

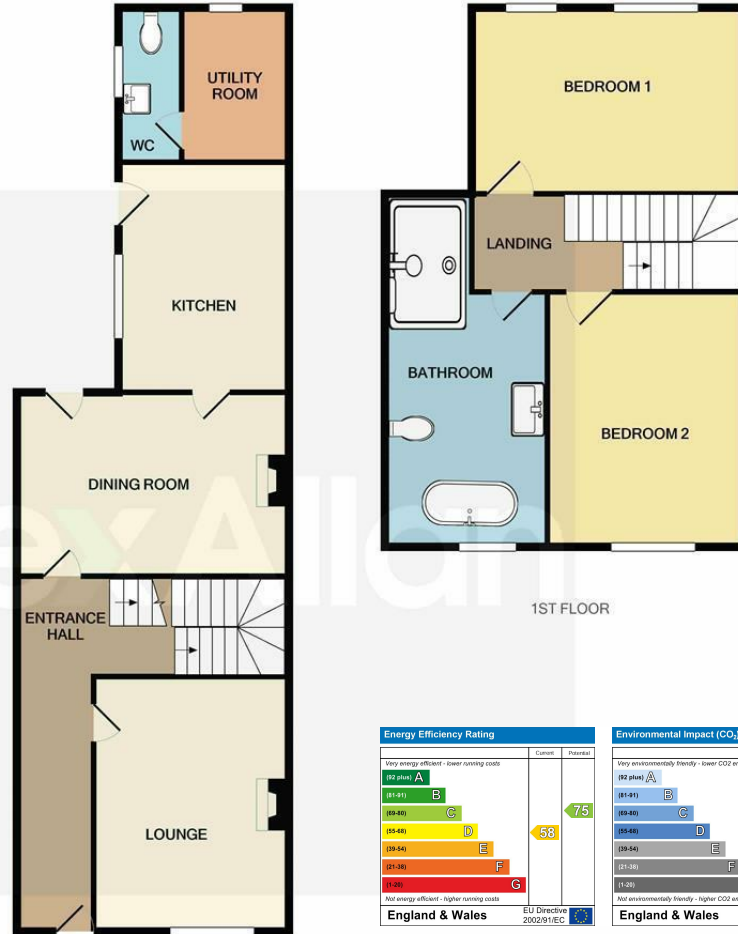
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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.



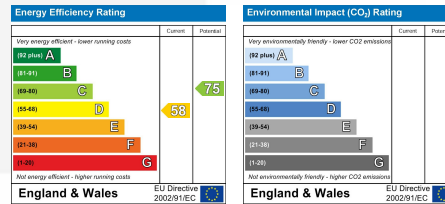


BASEMENT LEVEL



GROUND FLOOR

1ST FLOOR



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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