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27 Cooknell Drive, Wordsley, Stourbridge, West Midlands, DY8 5TD

Situated within a popular cul-de-sac, this beautifully presented two-bedroom semi-detached home at Cooknell Drive offers immaculate accommodation throughout, ideal for modern family living.

The property is approached via a driveway providing off-road parking and opens into a entrance hall. The ground floor features a well-appointed lounge, a stylish kitchen, and a versatile dining room which could be used as a downstairs third bedroom, complete with its own en suite, perfect for guests or multi-generational living.

Upstairs, the first floor comprises two generous double bedrooms and a contemporary shower room, all finished to a high standard.

Externally, the property benefits from an attractive and well-maintained rear garden, offering a pleasant space for relaxation and entertaining.

An internal viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on offer.

Approach

Drive to front offering parking and lawn to side.

Entrance Hall

Door to front and tiled floor.

Lounge

12'1" x 14'1" (3.7 x 4.3)

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

Kitchen

12'1" x 10'2" (3.7 x 3.1)

Double glazed window and door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, induction hob with extractor hood over, oven, space and plumbing for washing machine, tile floor and splash backs and central heating radiator.

Dining Room/Bedroom Three

8'6" x 11'5" (2.6 x 3.5)

Double glazed window to front and central heating radiator.

En suite/Shower Room

WC, double glazed window to rear, wash hand basin with mixer tap and storage below, shower and extractor fan.

Landing

Access to loft space and doors off.



Bedroom One 10'5" x 12'1" (3.2 x 3.7)

Double glazed window to front, central heating radiator and cupboard off.

Bedroom Two 7'2" x 10'5" (2.2 x 3.2)

Double glazed window to rear and central heating radiator.

Shower Room

Shower, wash hand basin with mixer tap and storage below, double glazed window to rear, heated towel rail and extractor fan.

Rear Garden

Block paved patio, lawn, flower beds, side gate and 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.

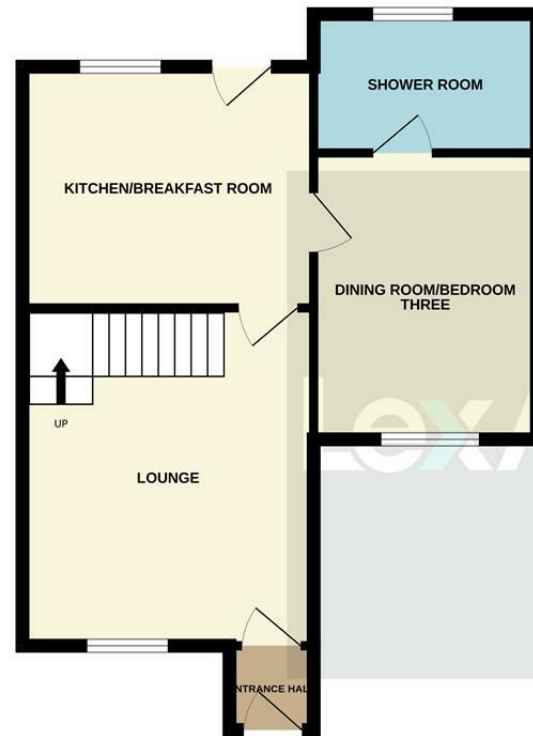
Tenure (Freehold).

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.

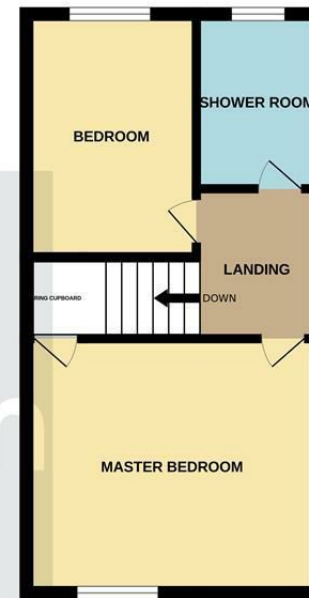
Council Tax Band C



GROUND FLOOR

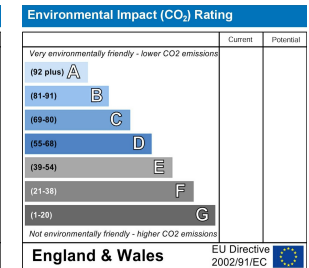
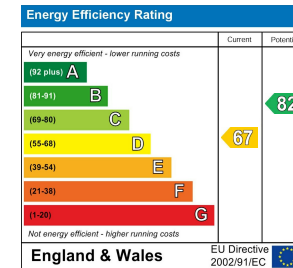


1ST FLOOR



COOKNELL DRIVE, WORDSLEY, STOURBRIDGE, DY8 5TD

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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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