



**LexAllan**

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12 Wentworth Road, Wollaston, Stourbridge, DY8 4SD

Situated in a highly sought-after residential location, this beautifully refurbished and thoughtfully extended three-bedroom semi-detached home on Wentworth Road offers stylish, move-in-ready accommodation ideal for modern family living.

The property is set back behind the driveway, providing ample off-road parking, and is entered via a welcoming porch leading into a bright and spacious hallway. To the front, the lounge offers a comfortable and inviting space, perfect for relaxing or entertaining.

To the rear, the heart of the home is the impressive open-plan kitchen/diner, finished to a high standard with contemporary fittings and offering excellent space for both everyday living and social gatherings. This area benefits from direct access to the rear garden. The ground floor is further enhanced by a convenient downstairs WC and a separate utility room.

Upstairs, the first floor boasts three well proportioned double bedrooms, along with a modern family bathroom fitted with quality fixtures and finishes. Externally, the property enjoys an attractive and private rear garden.

Offered to the market with no upward chain, this superb home presents a fantastic opportunity for buyers seeking a stylish and spacious property in a popular and convenient location.



### Porch

Double glazed window and door to front.

### Hallway

Stairs off, central heating radiator and cupboard off.

### Lounge

11'5" x 12'5" (3.5 x 3.8)

Double glazed window to front and central heating radiator.

### WC

Wash hand basin with mixer tap and storage below, WC, central heating radiator and extractor fan.

### Kitchen/Diner

7'6" min 14'5" max x 17'8" (2.3 min 4.4 max x 5.4 )

Central heating radiator, sliding door to garden, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, dishwasher and microwave.



### Utility

Space and plumbing for washing machine.

### Landing

Access to loft space, double glazed window to side and doors off.

### Bedroom One

12'9" x 10'9" (3.9 x 3.3)

Double glazed window to front and central heating radiator.

### Bedroom Two

11'9" x 10'9" (3.6 x 3.3)

Double glazed window to rear and central heating radiator.

### Bedroom Three

6'10" min 8'6" max x 13'9" (2.1 min 2.6 max x 4.2)

Double glazed window to rear and central heating radiator.

### Bathroom

Bath with mixer tap and shower over, wash hand basin with mixer tap and storage below, WC, heated towel rail, double glazed window to front, cupboard off, tile floor and splash backs.

### 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.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

## 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 required financial services, 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, levels of floor level and other details are approximate and are intended to give a general impression of the property. The floorplan, systems and appliances shown here are not tested and no guarantee is made regarding their accuracy.



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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.

The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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