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local knowledge exceptional service

17 Wynall Lane, Stourbridge, DY9 9AA

**** WE HOLD THE KEYS TO YOUR NEXT FAMILY HOME, BEING OFFERED WITH NO UPWARD CHAIN ****

Occupying a sought after position on Wynall Lane, Wollescote, this beautifully refurbished three bedroom end terrace home offers stylish, turnkey accommodation, making it an excellent choice for first-time buyers, growing families and those looking to upsize.

Finished to an exceptional standard throughout, the property is ideally located within easy reach of local shops, parks, schools and excellent transport links, including nearby road networks and rail connections, providing convenient access to Dudley, Stourbridge, Birmingham and the surrounding areas.

The spacious accommodation briefly comprises a welcoming porch, entrance hallway, a bright and comfortable lounge, a contemporary open plan kitchen/dining room, ideal for modern family living and entertaining, together with a convenient guest WC. To the first floor are three well-proportioned bedrooms and a stylish family bathroom, all presented to a high standard. Outside, the property enjoys a private and peaceful rear garden, perfect for relaxing or entertaining, while the front benefits from far reaching views, enhancing the home's appeal.

Approach

Steps lead up with pathway leading to NO.17, tidy lawn area with tranquil fish pond to the side.

Porch

Door off to entrance hall.

Entrance Hall

Warm & welcoming hall with doors off to all ground floor accommodation, large storage cupboard, double glazed window to side, central heated radiator, stairs rise to first floor.

Lounge

13'1" x 10'8" (4.00 x 3.27)

Double glazed window to front, central heated radiator.

Kitchen/Diner

12'8" x 9'5" (3.88 x 2.88)

Modern fitted kitchen offering a variety of wall & base units, integrated appliances including dishwasher & fridge/freezer, electric oven with four ring gas hob, sink & drainer, double glazed window to rear, central heated radiator, spot lights.

W.C

W.C, double glazed window to side.



Landing

Spacious landing with doors off to all first floor accommodation, double glazed window to side, loft access.

Bedroom 1

10'10" x 9'0" (3.32 x 2.76)

Double glazed window to front with far reaching views, central heated radiator.

Bedroom 2

13'1" x 9'8" (3.99 x 2.97)

Double glazed window to rear, central heated radiator, large storage/wardrobe cupboard.

Bedroom 3

10'4" x 7'10" (3.15 x 2.39)

Double glazed window to front with far reaching views, central heated radiator, built in storage cupboard.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, heated towel rail, tiled flooring, spot lights.

Garden

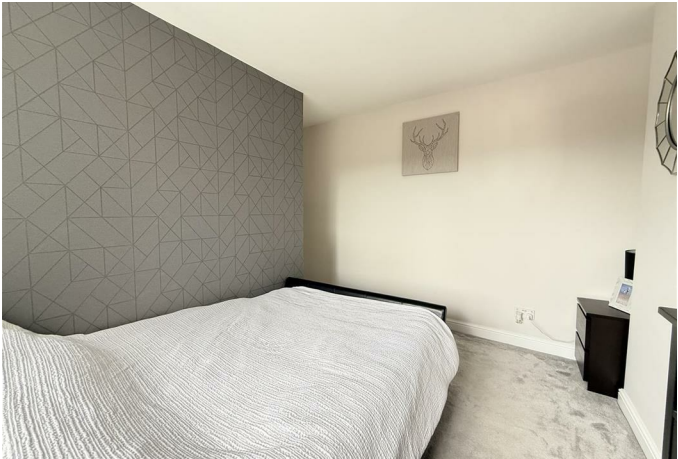
A peaceful rear garden with tidy patio area, large outhouse, extensive lawn area with path leading through to the top, secure side gate.

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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	



Money Laundering Regulations.

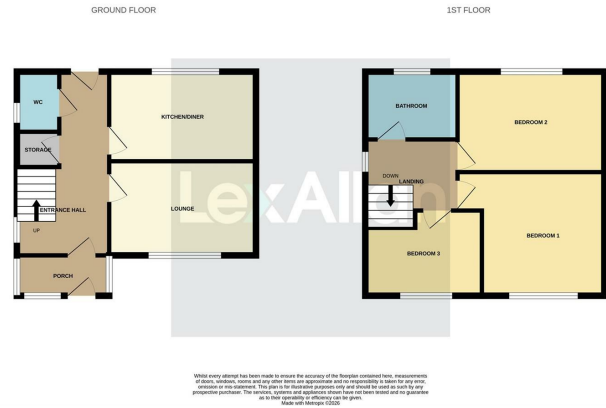
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.



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.

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