LexAllan

local knowledge **exceptional service**

41 Ham Lane, Pedmore, Stourbridge, West Midlands, DY9 0UE

Offered for sale with no upward chain, this traditional three bedroom semi-detached family home presents an excellent opportunity for buyers seeking a property to modernize and personalize to their own tastes.

Occupying a desirable position backing directly onto the beautiful Ham Dingle Nature Reserve, the property enjoys an attractive setting whilst remaining conveniently located within a short walk of Ham Dingle Primary School and local amenities.

The accommodation briefly comprises a driveway providing off-road parking, porch, welcoming entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs are three well-proportioned bedrooms and a family bathroom.

To the rear, the property benefits from a private garden with delightful views and direct backing onto the nature reserve.

Combining excellent potential, a sought-after location and the advantage of no onward chain, this is a fantastic opportunity for families, first-time buyers and investors alike.

**Entrance Hall**
Stain glass window and door to front, stairs off, electric heater and cupboard off.

**Lounge**
**11′5″ x 11′9″ (3.5 x 3.6)**
Double glazed window to front and electric heater.

**Dining Room**
**10′9″ x 11′9″ (3.3 x 3.6)**
Sliding door to rear garden, feature fireplace and storage heater.

**Kitchen**
**6′6″ x 8′10″ (2.0 x 2.7)**
Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, tile splash backs and flooring and door to side.

**Landing**
Double glazed window to side, access to loft space and doors off.

**Bedroom One**
**11′5″ x 11′9″ (3.5 x 3.6)**
Double glazed window to front and electric heater.

**Bedroom Two**
**12′1″ x 10′9″ (3.7 x 3.3)**
Double glazed window to rear and electric heater.

### Bedroom Three
### 6′6″ x 8′10″ (2.0 x 2.7)

Double glazed window to rear.

### Bathroom

Double glazed window to front, bath, wash hand basin, WC, tiled splash backs and cupboard off.

### 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.

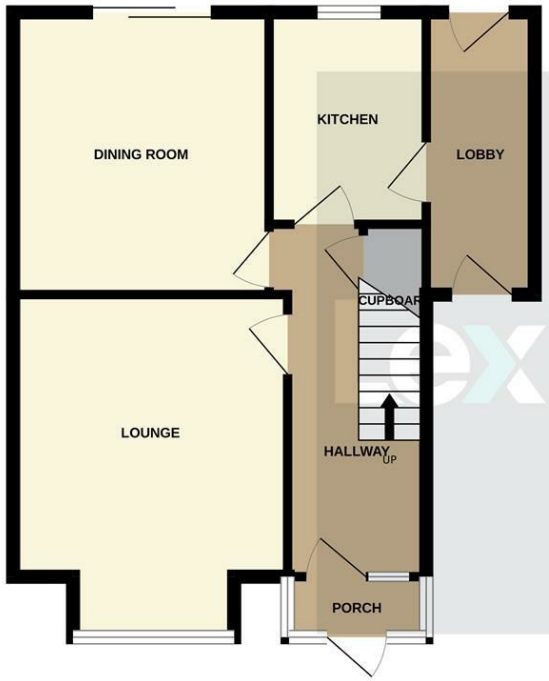
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

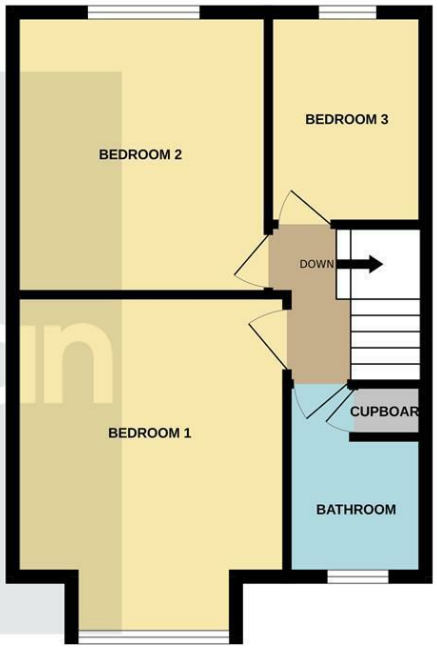
### Tenure (Freehold).

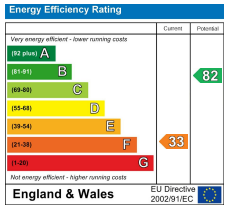
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

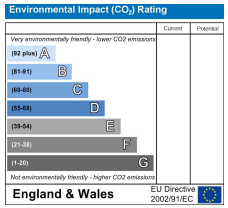
GROUND FLOOR




1ST FLOOR






Whilst every attempt has been made to ensure the accuracy of the floorplan 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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