



**LexAllan**

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25 Portland Crescent, Stourbridge, DY9 0SE



Nestled in the charming area of Pedmore, this delightful three bedroom semi detached house offers a perfect blend of modern living and a family friendly layout. The property boasts a spacious through lounge diner, providing an inviting space for family gatherings and entertaining guests. A previous garage which is now thoughtfully used as a study, creating a versatile area that can be used for work or leisure.

The stylish kitchen is a highlight of the home, featuring modern fixtures and fittings. To complete the picture, the contemporary bathroom comprises of bath tub and walk in shower.

Outside, the rear garden offers a lawn area with various seating areas that are perfect for enjoying the outdoors, whether it be for a morning coffee or an evening barbecue. The extensive driveway provides ample parking space, making it ideal for families with multiple vehicles.

#### Approach

Block paved driveway providing off road parking for numerous vehicles with lawn area to the side leading you to the following accommodation.

#### Dining Area

16'4" x 9'6" (5m x 2.9m)

Oak flooring flowing into the living area, stairs to the first floor, understairs cupboard, door to study room, archway to the living room, double glazed window and two central heated radiator.

#### Living Area

18'0" 13'1" (5.5m 4m)

Feature multi fuel log burner with slate hearth and oak mantle, double glazed patio doors to the rear garden and central heated radiator.

#### Previous Garage

Double glazed window to front along with chrome heated towel rail.

#### Kitchen

17'8" x 7'10" (5.4m x 2.4m)

Inset sink with drainer built into the granite work tops, breakfast bar with cupboards and wine rack under, range of wall and base units, integrated dishwasher and fitted cooker hood, space for cooker, fridge freezer and washing machine, door to the rear garden, three double glazed windows and central heating radiator.

#### Landing

Loft with retractable ladder, doors radiating off to all bedrooms and house bathroom, double glazed window and central heated radiator.

#### Bedroom One

12'9" x 12'9" (3.9m x 3.9m)

Double glazed window and central heated radiator.

#### Bedroom Two

12'9" x 9'10" (3.9m x 3m)

Open cupboard over stairs, double glazed window and central heated radiator.

#### Bedroom Three

12'9" x 7'10" (3.9m x 2.4m)

Double glazed window and central heated radiator.





### House Bathroom

Low flush WC, wash hand basin built into vanity unit with light up mirror over, bath tub with freestanding tap and shower fitting over, walk in shower with glass screen and shower fitting, chrome heated towel rail, wall and floor tiles , extractor fan and double glazed window.

### Rear Garden

Block paved patio area following round to the gated side access and brick built storage, lawn area with flower board, steps up to further paved patio perfect for alfresco dining and a bark chipped area currently used as a play area.

### Council Tax Band D

### 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.

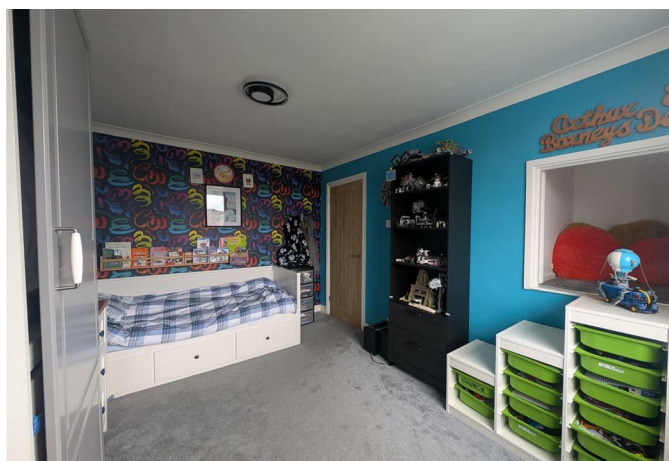
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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 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.

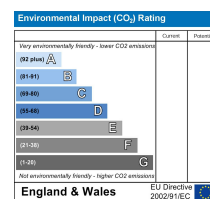
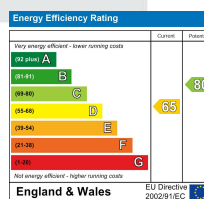




GROUND FLOOR



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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