



**LexAllan**

local knowledge exceptional service

Kenwyn Pedmore Road, Stourbridge, DY9 7DY

**\*\* SUPERB LOCATION OFFERED WITH NO UPWARD CHAIN \*\***

On offer is this superb three bedroom semi detached family home that offers spacious accommodation all under one roof. This property is ideal for those looking to make that step onto the ladder or perfect for those looking to downsize. In brief the property comprises; lounge, dining room, kitchen, utility, three bedrooms, bathroom, rear garden and garage. Along with ample parking to the front. Call today to arrange your viewing.



**Approach**

Tarmac drive providing off road parking.

**Entrance Hall**

Leading through the porch welcomes you to a spacious entrance hall offering stairs to first floor, under stair storage cupboard, central heating radiator.

**Lounge**

**10'11" x 10'7" (3.33 x 3.23)**

Double glazed bay window to front elevation, central heating radiator.

**Dining Room**

**10'11" x 10'7" (3.33 x 3.23)**

Patio door leading to rear garden, central heating radiator, storage cupboard housing the boiler.



**Kitchen**

**12'4" x 5'5" (3.76 x 1.67)**

Modern fitted kitchen with integrated dishwasher, electric oven, four ring gas hob with extractor hood above, two double glazed window to side and rear elevation, central heating radiator, spot lights, access to utility.

**Utility**

Work surface with plumbing for washing machine underneath and space for tumble dryer, access to rear garden and garage.



### Landing

Airy landing offering access to all first floor, double glazed window to side elevation.

### Bedroom 1

10'9" x 9'1" max (3.30 x 2.77 max)

Double glazed bay window to front elevation, two built in wardrobes, central heating radiator.

### Bedroom 2

10'11" x 10'7" (3.33 x 3.23)

Built in wardrobe, double glazed window to rear elevation, built in wardrobe, central heating radiator.

### Bedroom 3

7'6" x 5'2" (2.29 x 1.60)

Double glazed window to front elevation, central heating radiator, access to loft room.

### Bathroom

Bath with electric shower, wash hand basin, W.C vanity unit, heated towel rail, double glazed window to rear elevation.

### Loft Space

Access via bedroom 3 this loft space offer velux style sky light, electric sockets and lighting throughout.

### Garage

14'9" x 6'11" (4.52 x 2.11)

Garage door to front, access via utility room.

### Garden

Slate chipped patio area leading up to a generous lawn area.

### The Location

Pedmore Road is ideally located for access to Stourbridge town centre via short drive away and within easy reach to Merry Hill Shopping Centre. Bus routes and rail links are within close proximity, and the area is well served by a range of excellent educational facilities covering all age groups. The property would serve as an ideal base for the commuter with excellent road and rail links to the Black Country and further afield.



## 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 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

**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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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