



LexAllan

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1 Leys Close, Pedmore, Stourbridge, DY9 0UL

** SUBSTANTIAL BUNGALOW IN PRIME PEDMORE **

This detached bungalow truly offers spacious accommodation and is very deceiving to the eye. Leys Close is nestled just off Old Ham Lane and is surrounded by superb amenities & transport links located right on your door step. To the ground floor the property comprises of; reception hall, lounge, kitchen, dining room, garden room, study, two double bedrooms, w.c, family bathroom and utility room. To the first floor is the master bedroom with dressing/storage room. To the rear is a peaceful garden that tucks around the bungalow. Garage and ample off road parking can be found to the front. Call us today to arrange your viewing.

Approach

Tarmac driveway to front providing ample off road parking, front garden with mature shrubs and gravelled area.

Reception Hall

A large and spacious hall with doors leading off, stairs rising to first floor with under stair storage, central heated radiator, double glazed window to front & side.

Lounge

22'1" x 12'7" (6.72 x 3.83)

Feature fireplace with decorative surround and hearth (for aesthetic use only), patio doors allow access into the garden room, doors off to further dining & study, double glazed window to front, central heated radiator.

Dining Room

11'7" x 9'10" (3.53 x 2.99)

Opening from the kitchen, French doors open into the garden, central heated radiator.

Kitchen

17'7" x 12'0" (5.36 x 3.65)

Variety of wall and base units, space for American style fridge/freezer, Rangemaster style oven with extractor above, plumbing for dishwasher, sink and drainer, double glazed window to rear, central heated radiator, opening to dining room, door off to utility.

Utility

7'9" x 6'7" (2.35 x 2.00)

Base unit with worksurface, inset stainless steel sink, plumbing for washing machine, double glazed window to rear, door access to garden.

Study

11'0" x 9'6" (3.36 x 2.89)

Two double glazed windows to side and rear, central heated radiator.

Garden Room

14'8" x 10'11" (4.46 x 3.32)

French doors open into the garden, two sky lights, two central heated radiators.

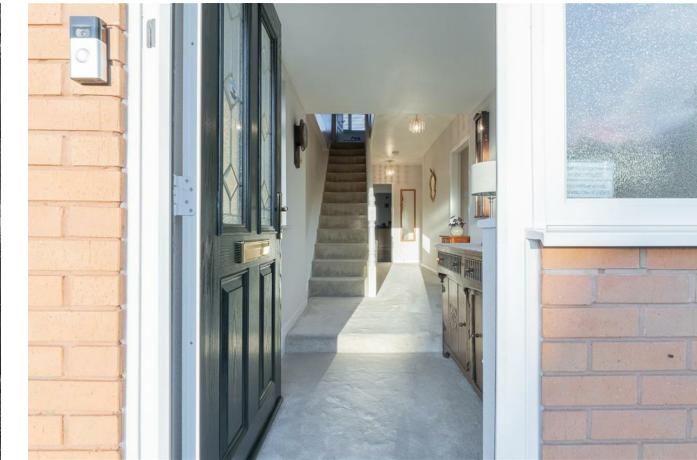
WC

wash hand basin, w.c, chrome heated towel rail, double glazed window to side.

Bedroom 2

12'5" x 12'5" (3.79 x 3.79)

Double glazed window to front, central heated radiator, wall mounted side lights.



Bedroom 3

11'2" x 10'2" (3.40 x 3.09)

Fitted wardrobes, double glazed window to side, central heated radiator.

Bathroom

12'10" x 6'0" (3.91 x 1.82)

Bath with mixer tap, shower cubicle, wash hand basin, w.c., chrome heated towel rail, double glazed window to side.

Bedroom 1

17'6" x 13'4" (5.34 x 4.06)

Skylight, double glazed window to rear, spot lights, central heated radiator, storage into the eaves.

Dressing Room/Store Room

15'5" x 11'10" (4.69 x 3.60)

Fitted wardrobes, sky light, spot lights, central heated radiator.

Garden

A true asset to Leys Close is this sweeping garden that offers a whole host of superb outdoor space. A large patio area is ideal for those summer evenings spent with friends and family with steps lead down to a generous lawn area with a border of mature shrubs.

Garage

Door to front with power and lighting through.

The Location

Perfectly situated to take full advantage of excellent local schools and day to day shops, the location is also ideal for easy access to motorway networks via the M5 at Halesowen or Bromsgrove as well as railway services from Stourbridge Junction. Regarded as one of Stourbridge premier residential neighbourhoods, Pedmore lies close to pleasant countryside to the south of Stourbridge, lying in the shadow of Wychbury Hill.

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 £24 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 £240 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.

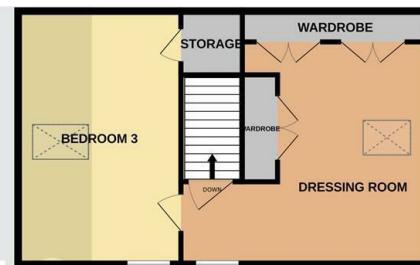
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.

Council tax band F



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 other features are approximate only. 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.

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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