



LexAllan

local knowledge exceptional service

4 Siskin Road, Pedmore, Stourbridge, West Midlands, DY9 7HU

' Super home on Siskin Road '

With NO UPWARD CHIAN this three bedroom detached family home sits perfectly positioned in this quiet and popular cul de sac, being ideal for nearby amenities, schools and commuter links. The property itself comprises of a large driveway, garage, porch, entrance hall, lounge, extended diner, kitchen and downstairs w,c. To the first floor are three bedrooms and house bathroom. Finally to the rear an attractive garden. For further information or to arrange your viewing contact the office on 01384 442464.

Approach

Tarmac drive and paved area offered parking for a number of cars

Porch

Double glazed window and door to front

Entrance Hall

Door to front, central heating radiator, and stairs rising to first floor accommodation

Lounge

11'5" x 12'9" (3.5 x 3.9)

Double glazed bay window to front, electric fire, and central heating radiator

Diner

11'5" x 17'4" (3.5 x 5.3)

Double glazed window to rear, and central heating radiator

Kitchen

13'5" x 6'6" (4.1 x 2.0)

Double glazed window to rear, door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, and tiled splash backs

Downstairs w,c

Wash hand basin, low level w,c, tiled splash backs, and extractor fan

Landing

Double glazed window to rear, central heating radiator, access to loft space and doors off

Bedroom One

10'9" x 11'5" (3.3 x 3.5)

Double glazed window to front, and central heating radiator

Bedroom Two

10'9" x 11'5" (3.3 x 3.5)

Double glazed window to rear and central heating radiator

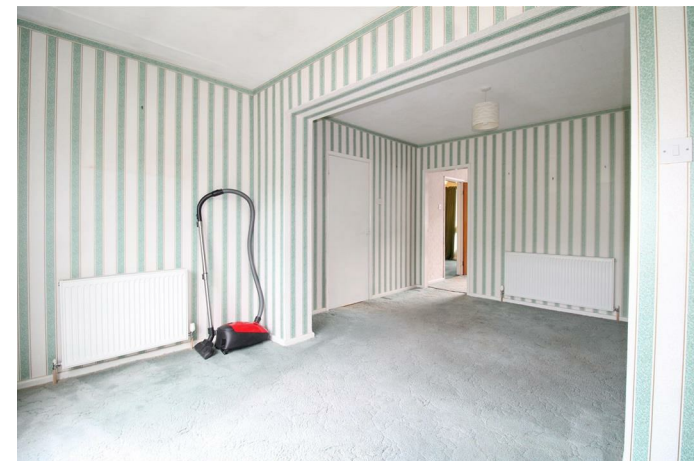
Bedroom Three

5'10" min 11'5" max x 13'5" (1.8 min 3.5 max x 4.1)

Double glazed window to front, central heating radiator and built in wardrobes

Bathroom

Low level w,c, wash hand basin, bath with electric shower over, cupboard off, tiled splash backs, double glazed window to rear and side and heated towel rail



Garage

7'2" x 16'4" (2.2x5.0)

Electric roller door front and further side door

Garden

Slab patio, gravel area, wood chip beds, various plants and shrubs, and fencing to enclose

Location

This property sits on a small cul-de-sac just off wollescote road and It provides an ideal base for those working nearby in Stourbridge, the Black Country and Birmingham with the motorway network reached by the M5 at Halesowen or Bromsgrove. Stourbridge Junction Railway Station is close by and a range of local schools suiting all age ranges are close to hand.

Tenure

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.

Council Tax Band D

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 Green Street Surveys 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.

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.

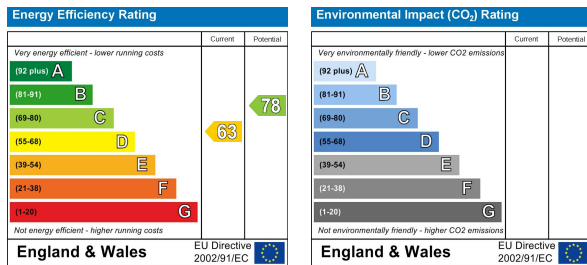


GROUND FLOOR

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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