



**LexAllan**

local knowledge exceptional service

2 Tall Trees Drive, Pedmore, West Midlands, DY9 0UT

**\*\* BUNGALOW IN A SOUGHT AFTER LOCATION \*\***

Sitting on a generous corner plot is this three bedroom detached bungalow that offers tremendous amount of accommodation inside. Having been well maintained inside and out, this truly is a must view. In brief the property comprises; Porch, reception hall, lounge, dining room,, kitchen, utility, bathroom and W.C. To the rear is an easy to maintain garden with driveway and garage. If you are looking for a bungalow that is offered with NO UPWARD CHAIN, call today on 01384 442464.

**Approach**

Situated on a corner plot with mature bedding surrounding the property, steps lead up to the front door with a tarmac drive to the rear allowing access to the garage.

**Porch**

Double glazed window to side, central heated radiator, tiled flooring.

**Reception Hall**

Spacious and bright reception hall with doors radiating off to all accommodation, two large storage cupboards, central heated radiator.

**Lounge**

19'92 x 12'85 (5.79m x 3.66m )

Double glazed bay window to front, gas fire place, two central heated radiators, double doors leading to dining room.

**Dining Room**

13'64 x 9'89 (3.96m x 2.74m)

Double glazed window to side, central heated radiator.

**Kitchen**

Variety of wall and base units, 'Bosch' double oven, electric hob, sink and drainer, double glazed window to rear, central heated radiator, tiled flooring, door off to utility and garden.

**Utility**

Plumbing for washer and dishwasher, stainless steel sink and drainer, central heated radiator, double glazed window to rear, tiled flooring.



### Bedroom 1

13'84 x 12'90 (3.96m x 3.66m )

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

### Bedroom 2

9'93 x 9'88 (2.74m x 2.74m )

Fitted wardrobes, double glazed window to rear, central heated radiator,

### Bedroom 3

9'90 x 8'61 (2.74m x 2.44m )

Double glazed window to rear, central heated radiator.

### Bathroom

Bath, shower cubicle, wash hand basin, W.C, double glazed window to side, tiled flooring, central heated radiator, spot lights.

### W.C

Wash hand basin, W.C, double glazed window to side, central heated radiator.

### Rear Garden

Block paved area garden that offers low maintenance, steps lead down to driveway & garage.

### Garage

Door to front.

### 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.

### Council Tax Band F

### 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.



## 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.

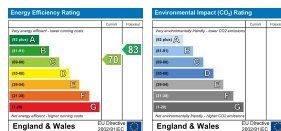
This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them

**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.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of length, breadth, height and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The accuracy of the description is not guaranteed. Map with Mortgage C023



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