



**LexAllan**

local knowledge exceptional service

1D Dobbins Oak Road, Stourbridge, West Midlands, DY9 9JB

**\*\* PERFECT FIRST TIME PURCHASE \*\***

On offer is this superb 1 bedroom first floor apartment located in the popular Pedmore location. This property is perfect for those looking for a property with move in ready accommodation at a convenient address near to local amenities. With great transport links this really is not one to miss. In brief the property comprises; Entrance hall, kitchen, bedroom, bathroom and storage cupboard included. Call now to arrange your viewing.

**Communal Entrance**

The entrance is accessed via a secure intercom system with fob entry leading you into the communal hallway with stairs rising to the first floor.

**Communal Gardens**

Having lawn areas and parking spaces which are not allocated.

**Hallway**

Telephone intercom system, smart electric heater, two useful storage cupboards, doors to bathroom, bedroom and living room.

**Lounge**

12' 11" x 12' 7" (3.96 x 3.86)

Double glazed window to front.

**Kitchen**

8' 0" x 6' 11" max (2.46 x 2.11 max)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, induction hob with extractor hood over, integrated oven, dishwasher, space and plumbing for washing machine and tiled splash backs.

**Bedroom**

12' 4" x 10' 7" (3.76 x 3.23)

Double glazed window to front and smart electric heater.

**Bathroom**

Bath with mixer tap and shower over, double glazed window to rear, wash hand basin with mixer tap, WC, heated towel rail, cupboard housing immersion tank and tiled splash backs.

**Storage cupboard**

Accessed off the communal area.



Money Laundering Regulations.

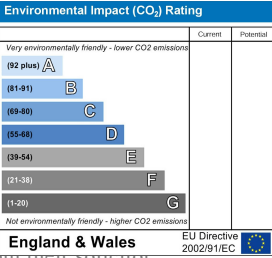
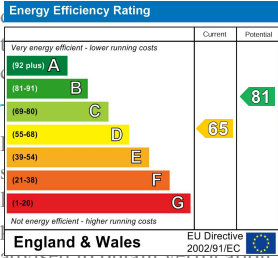
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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 £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.

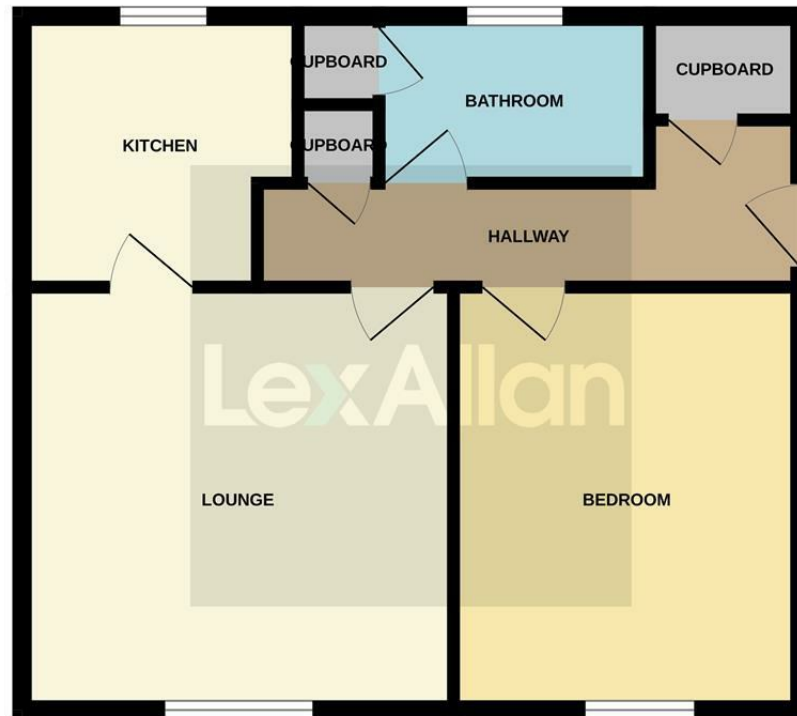
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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



Council Tax Band A



## FIRST 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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