



**LexAllan**

local knowledge exceptional service

22 Mayfair, Pedmore, Stourbridge, West Midlands, DY9 0XE



This stunning extended four bedroom family home has been lovingly cared for and modernized by the current owners to offer spacious and move in ready accommodation at this highly sought after cul de sac. The property itself comprises of driveway leading into porch, entrance hall, lounge, kitchen/diner, and downstairs w,c/utility. To the first floor are four double bedrooms, the master with en suite and house bathroom. The spacious garden to the rear offers a beautiful entertaining space. To arrange your viewing contact the office on 01384 442464.



#### Approach

Block paved driveway offering parking for a number of cars

#### Porch

Double glazed window and door to front

#### Entrance Hall

Double glazed door to front, stairs rising to first floor accommodation, cupboard off, and under floor heating

#### Lounge

11'5" x 22'11" (3.5 x 7.0)

Double glazed window to front, under floor heating and double glazed door to rear

#### Kitchen/Diner

15'1" max 12'1" min x 23'11" (4.6 max 3.7 min x 7.3)

Bi fold doors to rear, double glazed window to front, under floor heating, range of wall and base units with work surface over incorporating sink with mixer tap, integrated dishwasher, induction hob with built in extractor, and double ovens



#### Downstairs w,c/Utility

Double glazed window to rear, low level w,c, base units with work surface over incorporating wash hand basin with mixer tap, space and plumbing for washing machine and extractor fan

#### Landing

Access to loft space and doors radiating to:

#### Bedroom One

13'9" max 9'2" min x 11'5" (4.2 max 2.8 min x 3.5)

Double glazed window to rear and central heating radiator

#### En suite

Shower, wash hand basin with mixer tap and storage below, low level w,c, tiled splash backs, and extractor fan

#### Bedroom Two

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

Double glazed bay window to front and central heating radiator





### Bedroom Three

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

Double glazed window to rear and central heating radiator

### Bedroom Four

9'2" x 18'4" (2.8 x 5.6)

Double glazed windows to front and central heating radiator

### Bathroom

Low level w.c, central heating radiator, double glazed window to rear, wash hand basin with mixer tap and storage below, bath with mixer tap over and electric shower, extractor fan and tiled splash backs

### Rear Garden

Block paved patio, pond, flower beds with plants and shrubs, lawn, wooden sleepers and all with fencing and hedging to enclose

### Money Laundering Regulations.

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

### 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 £175 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.

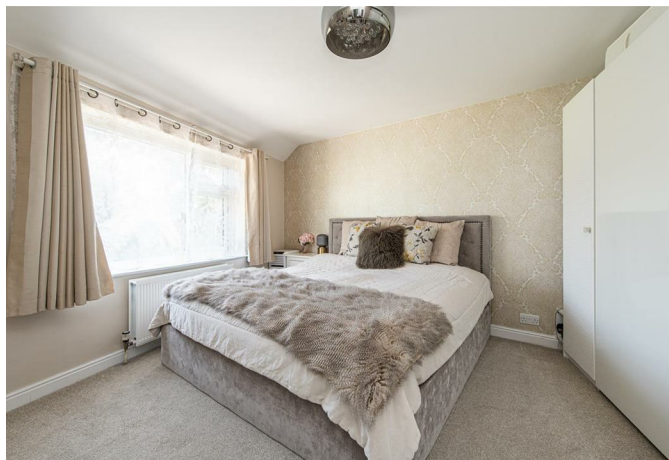
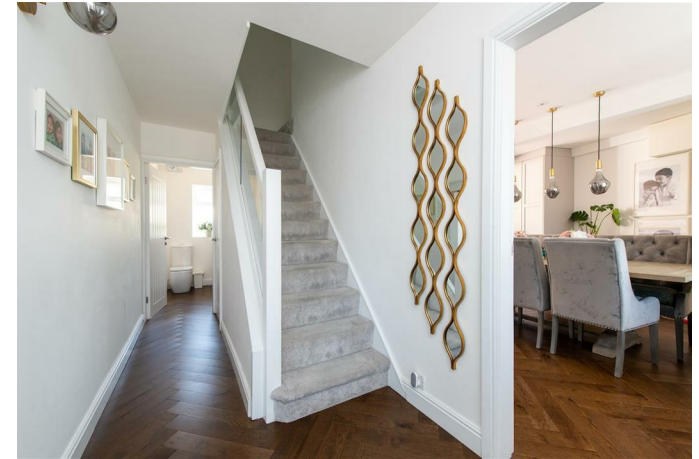
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. 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.

### 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.

### Council Tax Band C







While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. No part of the description published here should be used as a basis for any preparation of contracts. The services, equipment and appliances shown here are for information only and are not guaranteed as to their condition or efficiency on the date.

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**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.

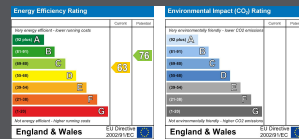
**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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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