



**** SOUGHT AFTER ADDRESS, SOUGHT AFTER BUNGALOW ****

This two bedroom semi detached bungalow is now ready for its next chapter. Nestled on one of Pedmore's most sought after addresses, this truly is ideal for those looking to downsize. Offering spacious accommodation & offered with no chain, this is a must view. In brief the property comprises; entrance hall, lounge, kitchen, two double bedrooms and shower room. To the rear is a peaceful garden along with parking to front & detached double garage. Call today to arrange your viewing.



Approach

Block paved driveway leading to garages, lawn on the front with beds of flowers.

Entrance hall

Double glazed door to side, double glazed window to side & central heated radiator.

Kitchen

11'0" x 6'8" (3.378 x 2.038)

Kitchen briefly comprising; wall and base units, inset sink and drainer, splashback tiling, electric hob, cooker hood extraction fan, integrated oven, integrated fridge, integrated freezer and an integrated dishwasher, double glazed window to front along with door access to the side.

Lounge

10'11" x 16'4" (3.335 x 4.987)

Gas fireplace with surround, double glazed window to front, central heated radiator.

Bedroom 1

11'11" max x 8'11" (3.635 max x 2.720)

Fitted wardrobes, double glazed window to rear over looking the garden, central heated radiator.

Bathroom

Double glazed window to side, wc, whb, shower cubicle, radiator, partial tiling.



Bedroom 2
10'2" x 12'9" (3.106 x 3.895)

Double glazed door to rear, two double glazed windows to rear, central radiator.(currently used as an additional sitting room)

Rear Garden

Paved patio area with stone chippings and steps to landscaped second tier.

Double Garage

Doors to front allowing access.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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 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 C



We warrant every effort has been made to ensure the accuracy of the information contained here. Measurements of all areas are approximate and any other parts of the property are not shown. The information is given for guidance only and is not intended to be relied upon. The information is given for guidance only and is not intended to be relied upon. The information is given for guidance only and is not intended to be relied upon.



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.

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