



**** LOOKING TO UPSIZE? CHECK THIS ONE OUT ****

This detached four bedroom family home is now ready for its next chapter. Having been a loving home for many generations, Pedmore Lane offers spacious accommodation & surrounded by superb local amenities. This also benefits from NO UPWARD CHAIN. In brief the property comprises; porch, reception hall, lounge, dining room, kitchen/breakfast room, utility & shower room. To the first floor are four doubled bedrooms & house bathroom. Parking can be found to the front along with the double garage. A true asset is the peaceful rear garden. Call today to arrange your viewing.

Approach

Blocked paved driveway providing ample off road parking, neat and tidy lawn area with decorative flower bed, additional garage door allows access to car port.

Porch

Tiled flooring with door off to reception hall.

Reception Hall

Bright & airy hall with doors off to all ground floor accommodation, stairs rise to first floor, under stair storage, central heated radiator.

Lounge

21'10" x 11'11" (6.66 x 3.65)

Centred gas fire place with surround, double glazed windows to front & rear, two central heated radiators.

Dining Room

12'6" x 9'11" (3.82 x 3.04)

Double glazed window to rear, central heated radiator.

Kitchen/Breakfast Room

15'6" x 10'8" (4.74 x 3.27)

Variety of wall and base units, 'Bosch' double electric oven, four ring gas hob with extractor above, integrated microwave, fridge & freezer along with 'Neff' dishwasher, dual sink and drainer with mixer tap, breakfast bar, double glazed window to rear, spot lights, central heated radiator, tiled flooring, door off to lobby.

Lobby

Door of to utility, pantry & rear garden, tiled flooring.



Utility Room

6'6" x 6'5" (1.99 x 1.97)

Plumbing for washing machine, base unit with worksurface, dual sink and drainer, door off to shower room, double glazed window to side, tiled flooring, central heated radiator.

Shower Room

Shower, wash hand basin, w.c, electric heated towel rail, double glazed window to side, tiled flooring.

Landing

A spacious landing with access to all first floor accommodation, double glazed window to front.

Bedroom 1

21'9" x 10'0" (6.63 x 3.06)

Fitted wardrobes with dressing table, two double glazed windows to front & rear, central heated radiator.

Bedroom 2

16'8" x 10'5" (5.10 x 3.20)

Two double glazed windows to rear & side, central heated radiator.

Bedroom 3

12'6" x 9'11" (3.82 x 3.04)

Double glazed window to rear, central heated radiator.

Bedroom 4

15'1" x 9'0" (4.60 x 2.76)

Two double glazed windows to front, central heated radiator.

Shower Room

Walk in shower, wash hand basin, w.c, airing cupboard, double glazed window to rear, central heated radiator.

Double Garage

15'10" x 14'10" (4.84 x 4.54)

Electric roller shutter door to front, power & lighting throughout, door to side to allow access to the garden.

Garden

A true asset is this private & peaceful rear garden that offers generous block paved patio that sweeps round the side of the property, steps leads up to tidy lawn area with mature flower beds through. Additional tiered level hosts space for a greenhouse & storage shed.



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 £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 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

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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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