



**LexAllan**

local knowledge exceptional service

47 Portland Drive, Stourbridge, DY9 0SB

## ' STUNNING SEMI DETACHED WITH NO UPWARD CHAIN '

This three bedroom semi detached has been beautiful modernized, extended and converted by the current owner to offer move in ready and a high spec accommodation at this highly desirable location just off Redlake Road. The property itself comprises of a large driveway, entrance hall with lounge and downstairs w,c off, wow factor sun room complete with two bi fold doors, modern kitchen, utility and diner. To the first floor are three good sized bedrooms and attractive house bathroom. To the rear a low maintenance garden comes complete with summer house. The property lends itself to being a fantastic family home with truly stunning entertaining spaces. Contact the office to register your interest or to book your viewing.

### Approach

Tarmac driveway offering parking for a number of cars, gated side access to garden

### Entrance Hall

9'2" x 6'10" (2.8x2.1)

Double glazed window and door to front and central heating radiator

### Downstairs w.c

Low level w.c, wash hand basin with mixer tap, tiled splash backs and extractor fan

### Lounge

12'9" x 25'11" (3.9x7.9)

Remote controlled gas fire fitted into wall, stairs off and central heating radiator

### Sun room

10'9" x 12'9" (3.3x3.9)

Double glazed bi folds and central heating radiator

### Breakfast kitchen

7'10" x 17'0" (2.4x5.2)

Double glazed window and door to rear, further window to side, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, dishwasher, tiled floor and splash backs

### Utility

7'6" x 7'10" (2.3x2.4)

Tiled floor, units and work surfaces with space and plumbing for washing machine

### Diner

8'6" x 7'2" (2.6x2.2)

Double glazed window to front with fitted shutters and tiled floor

### Landing

Access to loft space, double glazed window to side and doors off



### Bedroom One

12'9" x 12'9" (3.9x3.9)

Double glazed window to rear with shutters and central heating radiator

### Bedroom Two

9'10" x 9'10" (3.0x3.0)

Double glazed window to front with shutters, central heating radiator and built in wardrobe

### Bedroom Three

7'10" x 12'9" (2.4x3.9)

Double glazed window to rear and central heating radiator

### Bathroom

Double glazed window to side, wash hand basin with mixer tap and storage below, low level w,c, central heating radiator, shower, tiled floor and splash backs and extractor fan

### Garden

Slab patio areas, Astro turf, summer house with windows and double doors, set up with electrics and base unit with work surface over. All with fencing to enclose

### Location

Situated just off Redlake Road, Portland Drive and its neighbour Portland Crescent are charming family friendly addresses situated in the heart of Pedmore just a stones throw from Stourbridge Golf Club and the nearby green belt countryside that stretched to the south of Stourbridge. A wide range of schools suiting all ranges including Pedmore Church of England Primary and Redhill Secondary are within easy reach of the property. The property provides the perfect base for those wishing to take advantage of easy commuting to major road networks into Birmingham and Black Country as well as the Midland Motorway network from the M5 at either Halesowen or Bromsgrove.

### 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 of £120. 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 D





Where any element has been marked as outside the scope of the EPC, this is because it is not a fixed installation, is not a main heating or cooling system, or is not a main hot water system. The EPC is based on the information provided by the seller. The EPC is not a guarantee of the energy performance of the property. The EPC is not a guarantee of the energy performance of the property. The EPC is not a guarantee of the energy performance of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
The energy efficiency - lower scoring is better				The environmental impact - lower CO <sub>2</sub> emissions is better			
79-100	A		79	10-100	A		
69-78	B			10-100	B		
59-68	C			10-100	C		
49-58	D			10-100	D		
39-48	E			10-100	E		
29-38	F			10-100	F		
1-28	G			10-100	G		
Not energy efficient - Higher scoring is better				Not environmentally friendly - Higher CO <sub>2</sub> emissions is better			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



**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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