



LexAllan

local knowledge exceptional service

12 Swindell Road, Pedmore, Stourbridge, West Midlands, DY9 0TN

'Stunning home on Swindell Road'

This detached property makes for an ideal family home thanks to the highly sought after location and the spacious accommodation on offer. The current owners have completed a rigorous refurbishment since purchasing to now give a real wow factor with the high quality and move in ready accommodation throughout. The property itself comprises of driveway, porch, entrance hall opening into kitchen/diner, extended lounge, conservatory, and cloakroom. To the first floor are three good sized bedrooms, en suite and house bathroom. To the rear a large garden with outhouse currently used as utility space. For further information or to arrange your viewing contact the office.

Approach

Tarmac drive offering parking for a number of cars, gravel bed and gated side access

Porch

Double glazed windows and door to front and tiled floor

Hall

Double glazed door to front, central heating radiator and double glazed window to side

Lounge

22'6" x 11'4" (6.87 x 3.46)

Double glazed windows to front and rear and central heating radiator

Kitchen/diner

14'11" x 18'4" (4.55 x 5.59)

Double glazed windows and doors, range of wall and base units with work surface over incorporating sink with mixer tap, integrated dishwasher, fridge, freezer, gas hob with extractor hood over, oven, and microwave

Conservatory

10'0" x 8'0" (3.07 x 2.44)

Double glazed windows and doors

Downstairs w.c

Low level w.c, wash hand basin with mixer tap, heated towel rail, tiled floor and splash backs

Side passage

Doors to front and rear, tiled floor and access to garage

Garage

15'5" x 8'6" (4.72 x 2.60)

Up and over door to front

Landing

Double glazed window to front, central heating radiator and access to loft space



Bedroom One

12'5" x 14'6" (3.79 x 4.42)

Double glazed window to rear, central heating radiator and built in wardrobe

En suite

Low level w.c, shower, wash hand basin with mixer tap, double glazed window to side, heated towel rail, tiled floor and splash backs

Bedroom Two

12'5" x 15'7" (3.79 x 4.75)

Double glazed window to rear and central heating radiator

Bedroom Three

7'10" x 11'4" (2.39 x 3.46)

Double glazed window to front and central heating radiator

Bathroom

Double glazed window to front, low level w.c, shower, bath, heated towel rail, wash hand basin with mixer tap and storage below, tiled floor and splash backs

Garden

Slab patio, lawn, beds with plants and shrubs, outhouse with electrics and plumbing for washing machine, and all with fencing to enclose

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 F

Money Laundering Regulations.

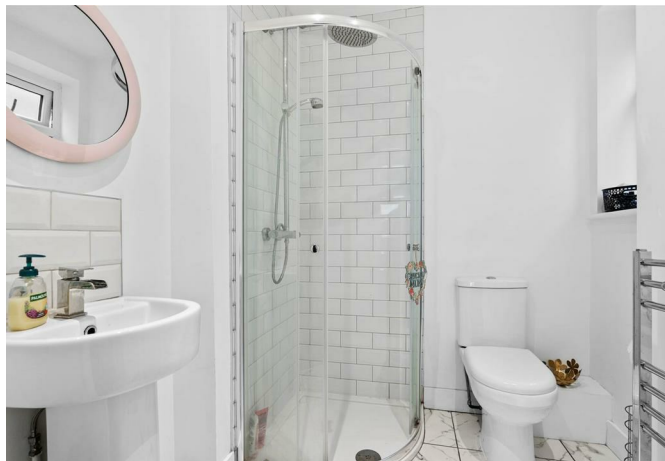
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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 £240 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.

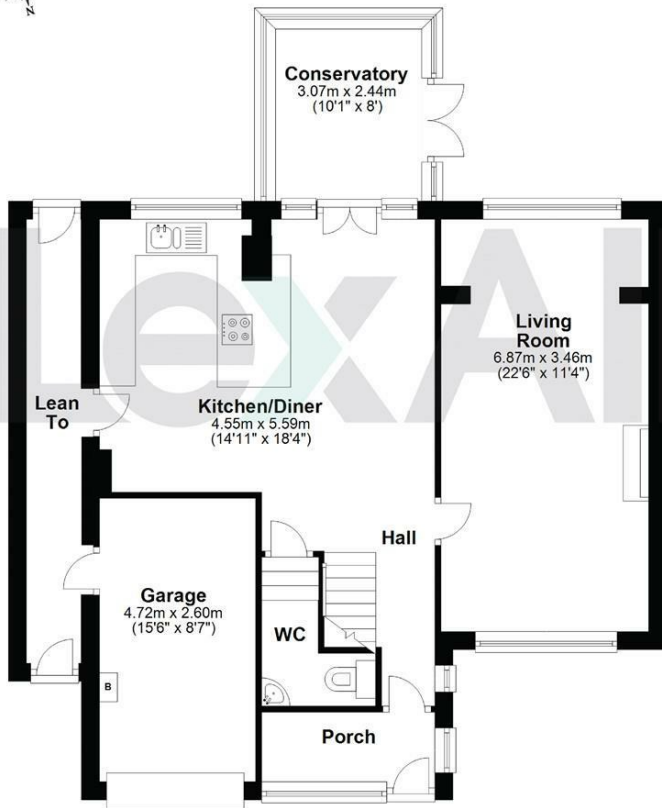
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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





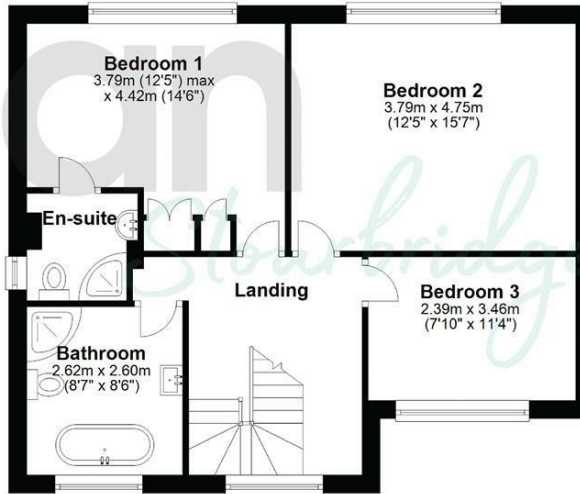
Ground Floor

Approx. 85.9 sq. metres (924.5 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.5 sq. feet)



Total area: approx. 150.3 sq. metres (1618.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------|---|-------|
| Very energy efficient - lower running costs | Score | Very environmentally friendly - lower CO ₂ emissions | Score |
| A | 79 | A | - |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | 56 | F | |
| G | | G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | 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.

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