



**LexAllan**

local knowledge exceptional service

52 Walker Avenue, Pedmore, Stourbridge, West Midlands, DY9  
9EL

**\*\* MUCKLOW SEMI OOOZING WITH POTENTIAL \*\***

This three semi detached has been well maintained during the ownership and is now ready for its next chapter. Offering spacious accommodation throughout and being offered with NO UPWARD CHAIN, this truly is a must view. The property is entered via a porch into the entrance hallway, lounge, dining room, kitchen and downstairs w.c. On the first floor are three bedrooms and a house bathroom. Outside has a tidy rear garden and driveway to the front providing off road parking, garage can also be accessed to the front. Viewings are highly recommended to appreciate the accommodation on offer.

**Approach**

Block paved driveway to front providing ample off road parking.

**Porch**

Door access leading to the entrance hall.

**Entrance Hall**

Spacious hall with doors radiating off, stairs rising to first floor, central heated radiator.

**Dining Room**

Double glazed bay window to front, fireplace with surround, doors off to lounge, central heated radiator.

**Lounge**

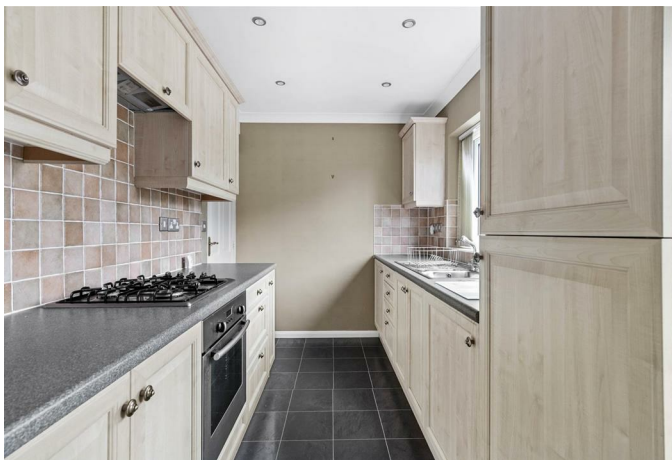
Double doors off to the garden, gas fire with surround, central heated radiator, double glazed window to rear.

**Kitchen**

Variety of wall and base units, integrated fridge/freezer and washing machine, dual stainless steel sink and drainer, electric oven, four ring gas hob, spot lights, double glazed window to rear, access to garden and garage.

**W.C**

Wash hand basin, w.c.



### Landing

Bright and airy landing with doors radiating off to all first floor accommodation.

### Bedroom 1

Fitted wardrobes, double glazed bay window to front, central heated radiator.

### Bedroom 2

Fitted wardrobes with dresser, double glazed window to rear, central heated radiator.

### Bedroom 3

Double glazed window to front, central heated radiator.

### Shower Room

Large shower cubicle, wash hand basin, w.c, double glazed window to rear, central heated radiator, spot lights.

### Rear Garden

A peaceful garden with generous patio area perfect for those summer evenings spent with friends and family, neat and tidy lawn with a border of mature shrubs.

### Garage

70/30 split door to front, power and lighting throughout, access to the kitchen.

### The Location

Perfectly situated to take full advantage of excellent local schools and day to day shops, the location is also ideal for easy access to motorway networks via the M5 at Halesowen or Bromsgrove as well as railway services from Stourbridge Junction. Regarded as one of Stourbridge premier residential neighbourhoods, Pedmore lies close to pleasant countryside to the south of Stourbridge, lying in the shadow of Wychbury Hill.

### Council Tax Band C

### 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.

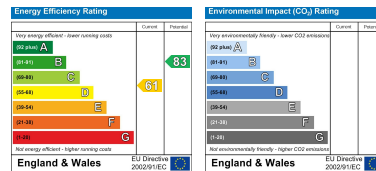
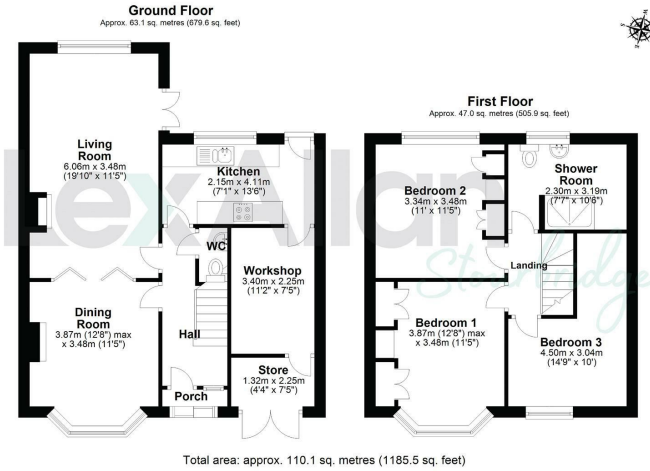
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof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



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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.

**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.