



**LexAllan**

local knowledge exceptional service

25 Drew Road, Pedmore, Stourbridge, West Midlands, DY9 0UU



**\*\* SOUGHT AFTER ADDRESS IN PEDMORE \*\***

This four bedroom detached family home is now ready for its next custodian. Having been well maintained by the current owner for many years this truly is perfect for those looking to upsize. Offering family friendly layout and surrounded by local amenities, this truly is not one to miss. In brief the property comprises; Porch, entrance hall, lounge, dining room, kitchen/breakfast room, utility and w.c. To the first floor are four well sized bedrooms and family bathroom. To the rear is a peaceful garden along with the driveway and garage to the front. Viewings are highly recommended to appreciate the accommodation on offer.

**Approach**

Block paved driveway to front with generous lawn area.

**Porch**

Door access leading to the the entrance hall.

**Entrance Hall**

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

**W.C**

Wash hand basin, w.c.

**Lounge**

Gas fire with surround, French doors opening up to the garden, double glazed bay window to side, central heated radiator.

**Dining Room**

Double glazed bay window to front, central heated radiator.

**Kitchen/Diner**

Variety of wall and base units, sink and drainer with mixer tap, double electric oven, hob with extractor above, plumbing for dishwasher, understairs pantry, double glazed window to rear, spot lights, access to utility, central heated radiator.

**Utility**

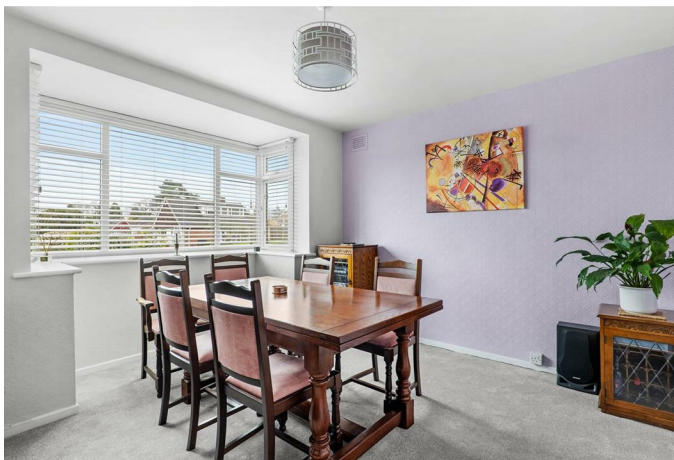
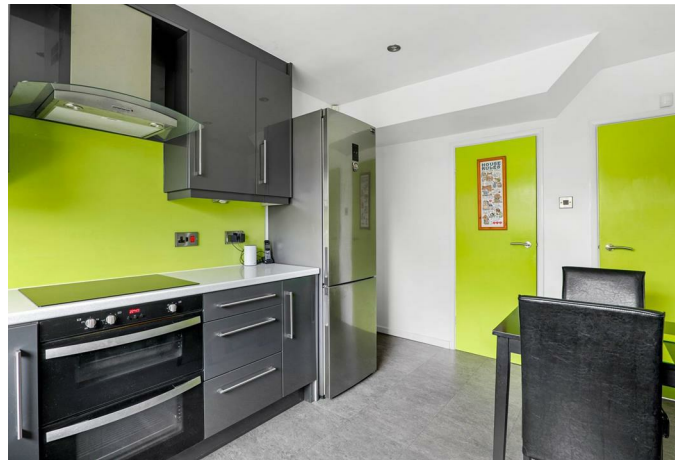
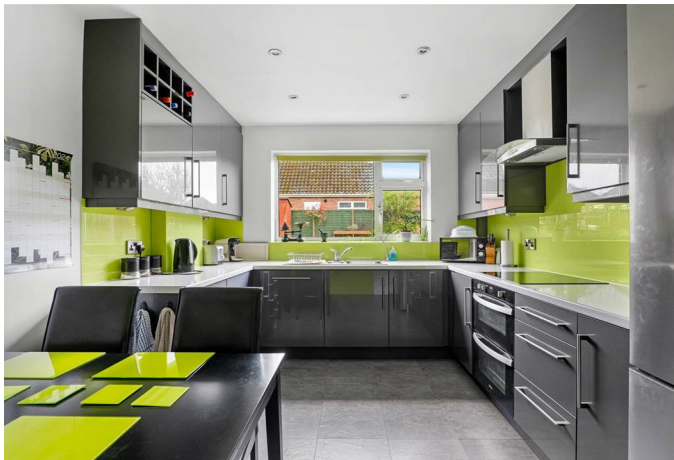
Wall and base units, plumbing for washing machine, sink and drainer, tiled flooring, access off to the garden and garage.

**Landing**

Bright and airy landing with doors radiating off. loft access.

**Bedroom 1**

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





### Bedroom 2

Built in wardrobes, two double glazed windows, central heated radiator.



### Bedroom 3

Two double glazed windows, central heated radiator.



### Bedroom 4

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

### Family Bathroom

Bath, shower, wash hand & w.c vanity, chrome heated radiator, double glazed window to rear, tiled flooring.

### Garage

Up and over door to front, power and lighting throughout.

### Garden

A true asset is this private and peaceful rear garden that offers a superb outside space. Offering a block paved patio area with an extensive lawn area swooping around the property, a border of mature shrubs along with gated access to the front.

### 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 E

### 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.

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.

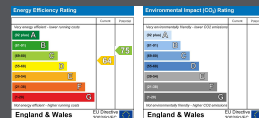
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.



**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

**LexAllan**

local knowledge exceptional service