



**LexAllan**

local knowledge exceptional service

28 Croftwood Road, Pedmore, Stourbridge, West Midlands,  
DY9 7EX

**\*\* PERFECT PROPERTY IN NEED OF MODERNISATION \*\***

This charming three bedroom detached family home has been truly well maintained inside and out. Offering a family friendly layout and spacious accommodation this truly is a must view. Surrounded by local amenities and superb transport links, this is ideal for those looking to upsize. The periphery offers; porch, entrance hall, lounge, dining room, kitchen and conservatory. To the first floor are three double bedrooms and family bathroom. To the rear is peaceful south facing garden along with off road parking and garage to front. Viewings are highly recommended and Croftwood Road is offered with NO UPWARD CHAIN.

**Approach**

**Porch**

Door access leading to the entrance hall.

**Entrance Hall**

Bright and spacious hall with doors radiating off to all ground floor accommodation, stairs rising to first floor, under stairs storage, central heated radiator.

**Lounge**

Gas fire with brick surround, double glazed bay window to front, central heated radiator, door off to dining room.

**Kitchen**

A range of wall and base units with integrated double electric oven, electric hob, stainless steel sink and drainer, plumbing for washing machine, space for under counter white goods, double glazed window to rear, door off to garden.

**Landing**

Open and airy landing with doors radiating off, double glazed window to rear, central heated radiator, loft access.

**Dining Room**

Patio doors allowing access to the conservatory, door off to kitchen, central heated radiator.

**Bedroom 1**

Double glazed bay window to front, central heated radiator.

**Bedroom 2**

Double glazed window to rear, central heated radiator.



### Family Bathroom

Bath, large shower cubicle, wash hand basin with storage under, w.c, airing cupboard, double glazed window to rear and side, central heated radiator.

### Bedroom 3

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

### Rear Garden

A true asset is this charming south facing garden that offers a generous patio area that is ideal for those summer evening spent with friends and family, neat and tidy lawn with multiple beds of mature shrubs and flowers throughout, access to the front via secure gates to each side.

### Garage

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

### Conservatory

A true sun trap with access leading to the rear garden.

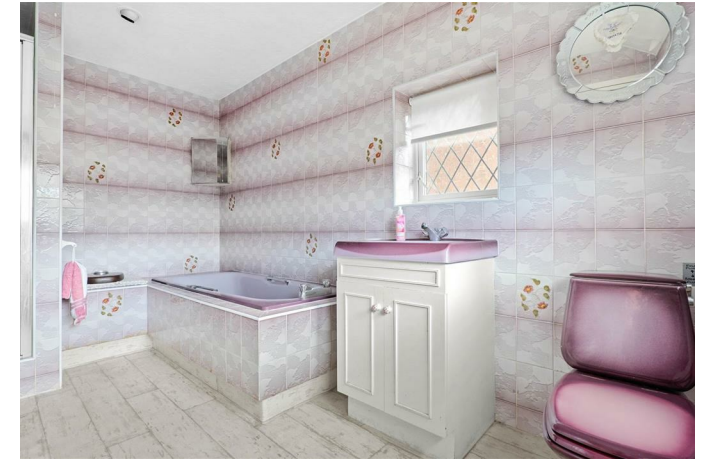
### The Location

Croftwood Road is ideally located for access to Stourbridge town centre via short drive away and within easy reach to Merry Hill Shopping Centre. Bus routes and rail links are within close proximity, and the area is well served by a range of excellent educational facilities covering all age groups. The property would serve as an ideal base for the commuter with excellent road and rail links to the Black Country and further afield.

### Council Tax Band D

### 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.

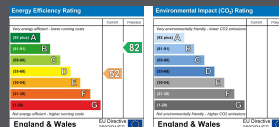
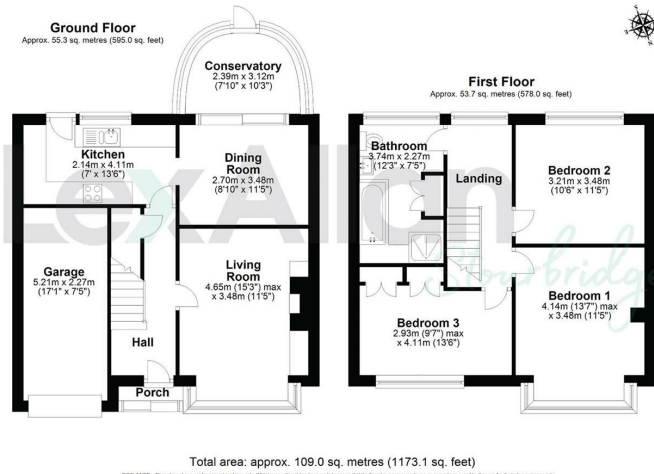
## Referral Fees.

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. **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.



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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.