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62 Chawn Hill, Pedmore, Stourbridge, West Midlands, DY9
7JA

A rare opportunity to purchase this outstanding family home with fantastic potential situated within the popular location, Pedmore. On offer with no upward chain, this spacious detached property provides a versatile layout with the extra benefit of an extensive 'in and out' driveway to the front and extensive garden to the rear.

The accommodation to this stunning property is accessed via porch to the front which enters into the welcoming entrance hall, doors radiate off to the downstairs WC, breakfast kitchen with utility off, cosy snug to the front and a lovely spacious lounge with sun room off enjoying the views of the rear garden. An inner lobby provides access to the home office and dining room as well as having a spiral staircase to the annexe space.

The first floor has the house bathroom and three generous bedrooms from the main landing with bedroom one benefiting from a bathroom en suite. An additional annexe living space with bedroom off can be accessed by the second landing.

An impressive driveway providing off road parking lies to the front together with a two garages with internal access, while to the rear are mature and established gardens providing the lovely outside space.

Interior inspection is fully recommended to appreciate the property on offer.



Approach

The approach to this outstanding family home is via the 'in and out' driveway providing off road parking for numerous vehicles, with mature hedge and neat and tidy lawn area with flowered border.

Entrance Porch

Tiled floor and door leading into the welcoming entrance hall.

Entrance Hall

Stairs rising to the first floor, doors radiating off to the snug, living room, kitchen and downstairs WC, double glazed window and central heating radiator.

Downstairs WC

Low flush WC, wash hand basin with built in storage under, wall and floor tiles, double glazed window and central heating radiator.

Snug

13'0" x 11'3"

Log burner built into stone fireplace with tiled hearth, door to inner lobby, double glazed window and central heating radiator.

Living Room

17'0" x 12'0"

Feature fireplace with gas fire, decorative frame and marble effect surround and hearth, door to sun room, double glazed window and central heating radiator.

Dining Room

9'1" max x 10'6"

Bifold door to the sun room and inner lobby, central heating radiator.



Breakfast Kitchen

16'6" x 10'6"

Inset sink top with drainer built into rolled edge laminate work tops, range of wall and base units, space for fridge freezer, dishwasher and cooker, wall and floor tiles, door to utility, double glazed window and central heating radiator.

Utility

Inset stainless steel sink top with drainer built into rolled edge laminate work tops, range of wall and base units, plumbing for washing machine, space for tumble dryer, wall mounted 'Vaillant' boiler, loft hatch and door to outside.

Sun Room

Tiled floor, single door plus double doors into the rear garden, bifold doors to the dining room, door to garage and double glazed windows.

Home Office

6'7" x 8'5"

Built in cupboard, double glazed window and central heating radiator.

Inner Lobby

Spiral stair case rising to the second landing, doors to the home office, snug and dining room.

Landing

Loft hatch, double glazed window, airing cupboard, doors off to three bedrooms and house bathroom.

Bedroom One

12'1" x 15'3" to wardrobe

Range of fitted wardrobes, door to en suite bathroom, two double glazed windows and central heating radiator.

En Suite Bathroom

Low flush WC, bidet, wash hand basin with storage under, shower cubicle with shower fitting, door to second landing, wall and floor tiles, double glazed window and central heating radiator.

Bedroom Two

12'3" x 10'9" to wardrobe

Fitted wardrobes, double glazed window and central heating radiator.

Bedroom Three

11'1" x 11'1" to wardrobe

Fitted wardrobes, wash hand basin with storage under, two double glazed windows and central heating radiator.

Bathroom

Low flush WC, bidet, bath with shower fitting, wash hand basin built into vanity unit, double glazed window and central heating radiator.

Second Landing

Velux window, spiral staircase to inner lobby and door to Annexe living space.

Annexe Living Space

16'5" x 9'7"

Loft hatch, two double glazed windows and central heating radiator.

Annexe Bedroom

9'5" x 10'7"

Fitted wardrobes with overhead cupboards, double glazed window and central heating radiator.

Garage One

28'2" x 8'9"

Inspection chamber, door to rear garden, light and power points, electric up and over door, access to second garage, double glazed window.

Garage Two

20'4" x 7'5"

Light and power points and electric roller shutter door.



Log Store

Accessed via the garden situated to the rear of garage two.

Rear Garden

Providing the real 'wow factor', the extensive garden is mature with trees, flowers and flowering shrubs, feature garden pond, two seating areas perfect for alfresco dining and outside entertainment, neat and tidy lawn sweeping up the garden where there is a garden shed, greenhouse and store and gated side access.

Agents Note

The owner of the property is a relative to a staff member at Lex Allan.

Location

Pedmore remains one of Stourbridge's foremost residential neighbourhoods with a host of nearby services such as excellent schools in both the public and private sectors, day to day shops in Pedmore & Oldswinford and public transport that includes train services from Stourbridge Junction a quarter mile away offering direct services to Birmingham, Worcester and London. The Midlands motorway network is easily accessible via the M5 from Halesowen or Bromsgrove. Delightful countryside extends South and West from Stourbridge affording a huge range of beautiful walks and rambles as well as access to many of the pretty and historic villages that extend around North Worcestershire, South Staffordshire and Shropshire.

Council Tax Band G

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 queries regarding the above, please feel free to contact us.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	63	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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.

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