



**LexAllan**

local knowledge exceptional service

25 Chawn Park Drive, Pedmore, Stourbridge, West Midlands,  
DY9 0YF

This charming townhouse has been well maintained by the current owner for over 20 years and is now ready for its next chapter. This delightful property is situated in a prime location that offers superb local transport links right on your doorstep, ensuring convenience and ease of access to all amenities and attractions in the area. Step inside to discover spacious accommodation that provides ample room for comfortable living that offers; entrance hall, lounge, kitchen/breakfast room, three bedrooms and family bathroom. To the front is off road parking and access into the well sized garage. Don't miss out on the opportunity to make this lovely townhouse your own - book a viewing today and envision the possibilities that await you at Chawn Park Drive!



### Approach

Driveway to front with neat and tidy lawn area.

### Entrance Hall

Stairs rise to first floor, access into the garage, large storage cupboard.

### Lounge

Patio doors open to allow access onto the balcony, electric fire place, stairs rise to second floor.

### Kitchen/Breakfast Room

Variety of wall and base units, sink and drainer, plumbing for washing machine, breakfast bar, access to the rear garden, double glazed window to rear.

### Landing

Velux style skylight, doors radiating off to all accommodation.

### Bedroom 1

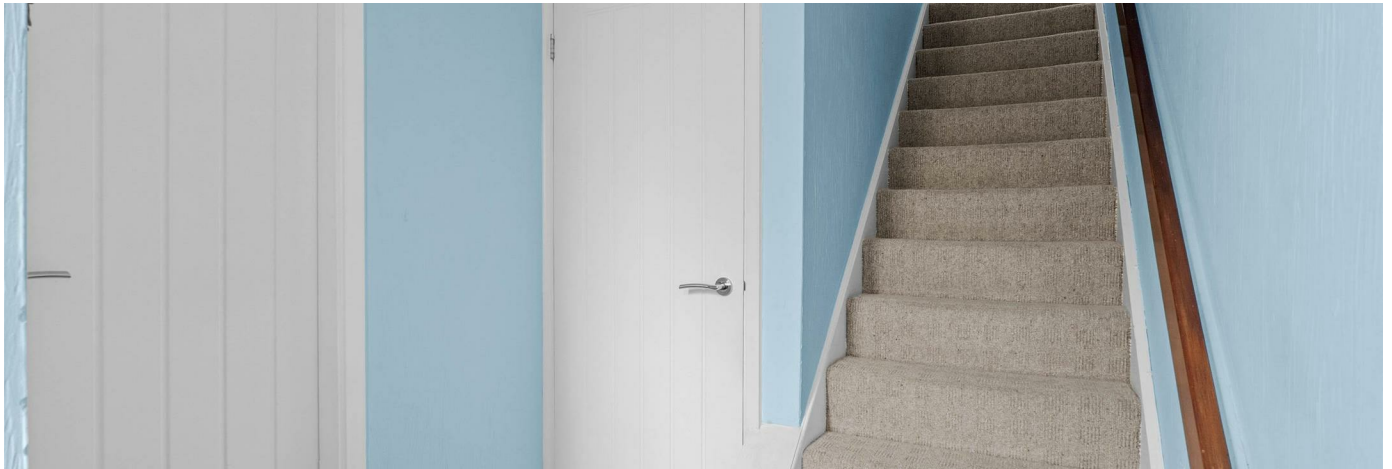
Ample fitted wardrobes with additional storage cupboards, far reaching views to front from the double glazed window.

### Bedroom 2

Double glazed window to rear, this room is currently used as a study.

### Bedroom 3

Double glazed window rear.



## Bathroom

Bath with shower over, wash hand basin, w.c, Velux sky light.

## Rear garden

Two patio areas perfect for those summer evening spent with friends and family, mature beds and shrubs throughout.

## Garage

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

## The 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.

## 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.

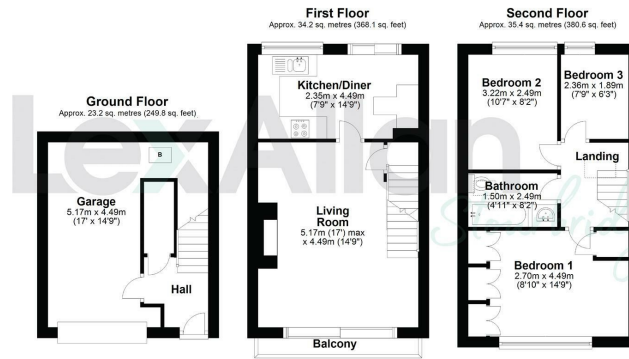
Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. As your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase. 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.

## 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.

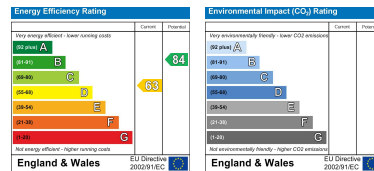
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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



Total area: approx. 92.8 sq. metres (998.6 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Measurements shown are for information only and are not guaranteed. They are for illustrative purposes only.



**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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