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79 Ham Lane, Pedmore, Stourbridge, DY9 0UB

**** A SLICE OF HAM LANE BRILLIANCE ****

This four bedroom detached property offers a blend of modern comfort and stylish living. With recent renovations this family home has been uplifted and elevated to flourish the versatility this property boasts. The property is located in the heart of Pedmore with excellent transport links and schooling all located nearby.

Upon entering you are greeted by a bright hallway with access to the study, lounge, downstairs storage and the kitchen dining area. The open plan dining area is complimented with an open fire with wooden detailing, access to the kitchen area with a modern fitted kitchen and a log burner fire and further access to the conservatory adding flexibility with downstairs living space. The second reception room, utility and wet room complete the ground floor. Upstairs you will be presented with four spacious double bedrooms. The master bedroom paired with the ensuite offers a blend of convenience and privacy. The first floor presents a contemporary bathroom with modern features throughout completing this beautiful property.

To truly understand how beautiful this property is book a viewing today!



Approach

Access to the large driveway from Ham lane with steps leading to front entrance.

Entrance Hall

Double Glazed door with double glazed window to the front with doors leading off to kitchen, lounge and study. Further complimented with downstairs storage and stairs rising to first floor.

Lounge

14'2" x 10'0" (4.34 x 3.07)

Doors leading from the entrance hall, double glazed Bow Bay window to the front with a curved central heating radiator.



Dining room

14'11" x 12'9" (4.57 x 3.91)

Door leading off the entrance hall, double glazed doors and double glazed windows to conservatory, central heating radiator and an open fire, with open access to the kitchen area.



Kitchen

21'1" x 16'0" (6.449 x 4.879)

Double glazed doors and double glazed window rear, with a double glazed window to side. Kitchen briefly comprises; Wall and base units, integrated fridge freezer, electric oven, gas hob, cooker hood extractor fan, granite work surfaces and splashback tiling, inset bell sink, dishwasher and a kitchen island. This is all complimented by a Log burner and overhead spotlights.

Utility

9'10" max x 16'1" max (3.003 max x 4.922 max)

Doors leading from kitchen and to the shower room, double glazed window to the rear, double glazed windows and double glazed door side, various wall and base units, integrated sink and drainer, oven, tiled flooring, central heating radiator and spotlights.

Shower Room

Door from the utility, tiled floor and walls, spotlights, extractor fan, Wc, Shower area , wash hand basin, with a hand towel central heated radiator.

Reception room two

8'2" x 14'9" (2.512 x 4.502)

Door from the kitchen, double glazed door and window to front complimented by a central heating radiator.

Study

14'7" x 8'9" (4.45 x 2.68)

Door leading off entrance hall, double glazed window to the front, wall and base units and a central heating radiator.

Conservatory

14'10" x 7'7" (4.533 x 2.332)

Double glazed windows with Double glazed sliding doors to the rear.

Landing

With doors off to bedrooms and bathroom, double glazed window to front and a central heating radiator.

Bedroom 1

12'11" x 13'11" (3.944 x 4.262)

Door off the landing, double glazed windows to rear, central heated radiator and an ensuite.

Ensuite

Door off bedroom 1, shower cubicle, extractor fan, wc, wash hand basin, splashbacks and a hand towel central heating radiator.

Bedroom 2

12'9" x 11'7" (3.907 x 3.545)

Door off the landing, double glazed window to the rear with a central heating radiator.

Bedroom 3

10'3" x 9'11" (3.127 x 3.048)

Door off the landing, double glazed window to the front with a central heating radiator.

Bedroom 4

7'11" x 8'9" (2.435 x 2.681)

Door off the landing, double glazed window to the front with a central heating radiator.

Bathroom

Door off the landing, double glazed window to the side, a vanity unit wash hand basin, hand towel central heated radiator, wc, shower cubicle with separate bath, tiled flooring with splashbacks and an extractor fan.

Rear Garden

Paved patio with Lawn and foliage surrounding.

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.

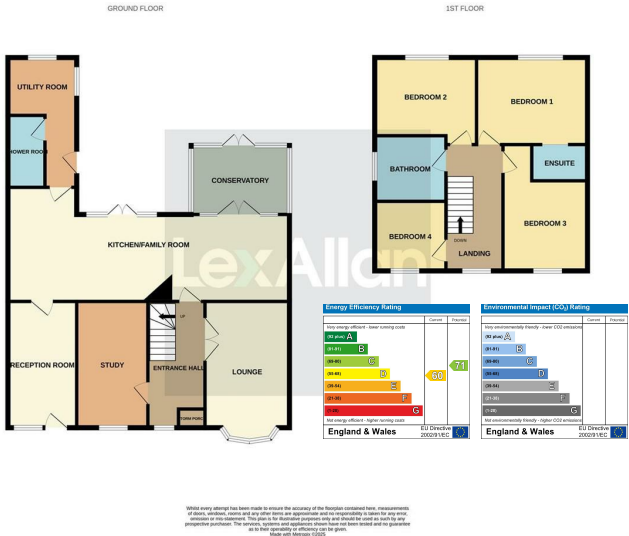
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 £300 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 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.



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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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