



**LexAllan**

local knowledge exceptional service

110 Ham Lane, Pedmore, Stourbridge, DY9 0UH

**\*\* WELL KNOWN ADDRESS IN THE HEART OF PEDMORE \*\***

This extended three bedroom semi detached offers spacious accommodation throughout & is being offered with no upward chain. Benefitting from being surrounded by schooling options for all ages along with rail & road links this truly is a must view. Ham Lane is in need of modernisation & is perfect for those looking to place their own stamp on their next property. In brief the property comprises; porch, reception hall, lounge, dining room, kitchen & w.c. To the first floor are three bedrooms & house bathroom. To the rear is a peaceful garden along with parking & garage to the front. Call today to arrange your viewing.

### Approach

Driveway to front with tidy lawn area.

### Porch

Door off to reception hall.

### Reception Hall

Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

### Lounge

18'11" x 10'11" (5.77 x 3.34 )

Gas fire with surround, French doors open into the garden, two central heated radiators.

### Dining Room

14'0" x 10'11" (4.27 x 3.33 )

Double glazed bay window to front, central heated radiator.

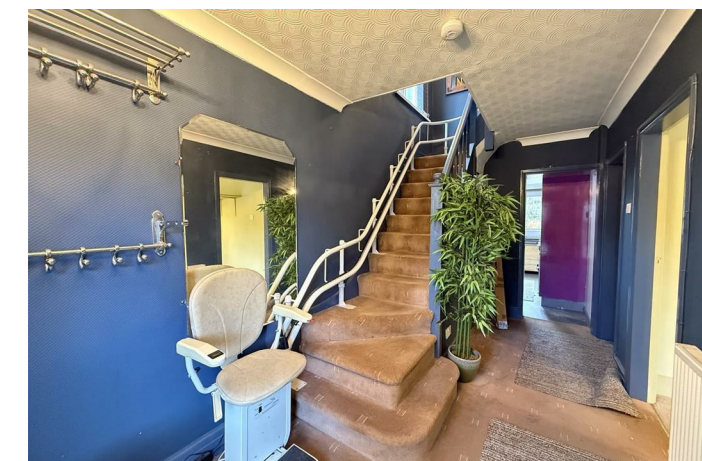
### Kitchen

12'9" x 8'11" (3.91 x 2.74 )

Variety of wall and base units, oven with extractor above, sink and drainer, double glazed window to side & rear, central heated radiator, door to rear garden.

### W.C

Window to side, w.c, central heated radiator.



## Landing

Doors off to all first floor accommodation, double glazed window to side, loft access.

## Bedroom 1

14'0" x 10'11" (4.27 x 3.33 )

Double glazed bay window to front, central heated radiator.

## Bedroom 2

12'1" x 10'11" (3.69 x 3.33)

Built in wardrobe, double glazed window to rear, central heated radiator.

## Bedroom 3

7'10" x 7'3" (2.41 x 2.22 )

Double glazed window to front, central heated radiator.

## Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to rear.

## Garden

A true asset is this substantial tiered garden that offers varies levels including tidy lawn area, patio & gravelled with mature shrubs throughout.

## Garage

Door to front.

## Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that

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



## 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 £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.



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

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