



**LexAllan**

local knowledge exceptional service

5 Shaftesbury Avenue, Stourbridge, DY9 0YP

5 Shaftesbury Avenue is a superb, individual detached family home located at this prestigious address in the heart of Pedmore. This impressive property offers spacious and versatile accommodation, ideal for modern family living. The ground floor comprises of drawing room, formal dining room, a well appointed breakfast kitchen, utility room. To the first floor are four well appointed bedrooms, including an en suite to master, together with a stylish bathroom and office. The property enjoys a substantial driveway, double garage, and a beautifully maintained, private rear garden, being the largest plots. Early viewing highly recommended to fully appreciate the exceptional accommodation this wonderful home has to offer.

#### Approach

Approach, tarmac driveway with block paved edged drive providing ample off road parking.

#### Porch

Door off to reception hall, tiled flooring, large cloakroom off.

#### Reception Hall

Warm & welcoming hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator, Karndean Flooring Through.

#### Lounge

23'11" x 12'11" (7.31 x 3.95 )

Centred gas fire place, double glazed bay window to front, double doors open into the garden, central heated radiator.

#### Dining Room

11'1" x 8'11" (3.40 x 2.74 )

Double glazed window to rear, central heated radiator.

#### Kitchen/Breakfast Room

24'2" x 8'11" (7.39 x 2.74 )

Modern fitted kitchen with all & base units, electric oven, Neff four ring gas hob with extractor over, integrated under counter appliances include dishwasher & fridge, double glazed window to front & rear, central heated radiator, tiled splashback, sink & drainer, door off to utility, central heated radiator.

#### Utility

9'8" x 7'3" (2.95 x 2.21 )

Wall & base units, sink with mixer tap, plumbing for washer, door to garden & garden store.



#### Garden Store

11'2" x 7'6" (3.42 x 2.31 )

Door off to garage & rear garden.

#### Guest W.C

Wash hand basin, w.c, tiled flooring.

#### Landing

Spacious landing with doors off to all first floor accommodation, airing cupboard, loft access.

#### Master Bedroom

12'0" x 11'8" (3.67 x 3.56 )

Door off to en-suite, fitted wardrobes, double glazed window to rear, central heated radiator.



#### En-Suite

Shower, wash hand basin, w.c, double glazed window to rear, central heated radiator.

#### Bedroom 2

14'7" x 10'2" (4.46 x 3.12 )

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



#### Bedroom 3

14'2" x 9'4" (4.34 x 2.87 )

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

#### Bedroom 4

9'10" x 6'11" min (3.01 x 2.13 min )

Fitted wardrobe, double glazed window to rear, central heated radiator.



#### Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, spot lights, central heated radiator, tiled flooring.

#### Study

8'2" x 3'11" (2.49 x 1.21)

Double glazed window to front, central heated radiator.

#### Garage

15'4" x 14'11" (4.68 x 4.57)

Up & Over door to front, power & lighting.

Garden

A true asset is this private & peaceful rear garden that offers generous patio ideal for hosting, extensive lawn with a border of matures shrubs & flowers through.

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 £30 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.

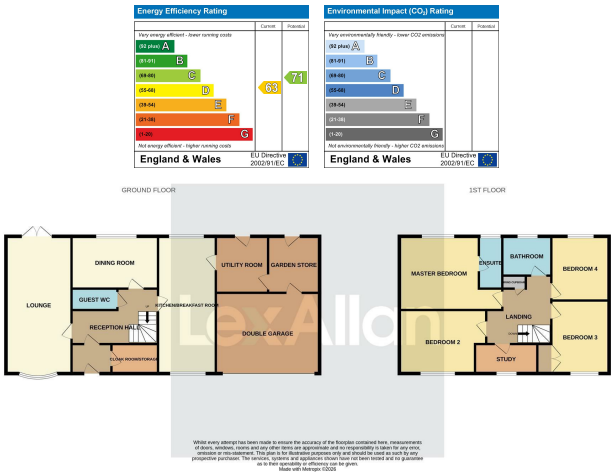
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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

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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