



**LexAllan**

local knowledge exceptional service

38 Gauden Road, Stourbridge, DY9 9HN

An immaculately presented three bedroom semi detached family home, ideally situated in the highly sought-after area of Pedmore.

This beautifully maintained property offers spacious and contemporary living throughout, highlighted by a stunning modern kitchen/diner – perfect for both everyday family life and entertaining. The ground floor also comprises a welcoming porch and entrance hallway, a comfortable lounge, and the added convenience of a downstairs WC.

Upstairs the property features three well proportioned bedrooms and family bathroom, providing excellent accommodation for families, first-time buyers or those looking to upsize.

Externally, the home benefits from a driveway providing off-road parking and a pleasant rear garden.

Located close to reputable schools, local amenities and excellent transport links, this fantastic home combines modern living with a prime residential setting.

Early viewing is highly recommended.

#### Approach

Tarmac drive to front offering parking and giving access to:

#### Porch

Door to side, double glazed window to front and tiled flooring.

#### WC

Double glazed window to front, central heating radiator, WC, wash hand basin with mixer tap and storage below, extractor fan and tiled floor.

#### Hallway

Stairs off, central heating radiator and double glazed window to side.

#### Lounge

13'9" x 8'10" min 13'1" max (4.2 x 2.7 min 4.0 max)

Double glazed window to front and central heating radiator.

#### Kitchen/Diner

11'9" x 20'11" (3.6 x 6.4)

Double glazed window and doors to rear, range of wall and base units with work surface over incorporating sink with mixer tap, induction hob, integrated oven, dishwasher, fridge, freezer, washing machine, central heating radiator, tiled flooring and cupboard off.

#### Landing

Double glazed window to side, access to loft space and doors off.



### Bedroom One

10'9" x 11'9" (3.3 x 3.6)

Double glazed window to rear, central heating radiator and fitted wardrobe.

### Bedroom Two

12'1" x 8'10" (3.7 x 2.7)

Double glazed window to front and central heating radiator.

### Bedroom Three

8'2" x 10'9" max 6'2" min (2.5 x 3.3 max 1.9 min)

Double glazed window to front and central heating radiator.

### Bathroom

Double glazed window to rear, WC, wash hand basin with mixer tap, bath with mixer tap and electric shower over, heated towel rail and tiled splash backs.

### Garden

Patio, lawn, gravel borders, shed, side gate and with fencing to enclose.

### 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 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.

### 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.

### Council Tax Band B





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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
[92-94] A	[92-94] A	[10-14] A	[10-14] A
[85-91] B	[85-91] B	[15-17] B	[15-17] B
[79-84] C	[79-84] C	[18-20] C	[18-20] C
[73-78] D	[73-78] D	[21-23] D	[21-23] D
[69-72] E	[69-72] E	[24-26] E	[24-26] E
[65-68] F	[65-68] F	[27-29] F	[27-29] F
[62-64] G	[62-64] G	[30-32] G	[30-32] G
[55-61] G	[55-61] G	[33-35] G	[33-35] G

England & Wales EU Directive 2002/91/EC

**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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