



LexAllan

local knowledge exceptional service

130a Ham Lane, Pedmore, Stourbridge, DY9 0UD

**** JUST APPRECIATE THE ACCOMMODATION ON OFFER

This spacious detached family home has been tremendously well maintained over the years of ownership & is truly ideal for those looking to upsize. Situated on the very well known 'Ham Lane' you are surrounded by superb amenities & five star schooling options to cater all ages.

In brief the property comprises; entrance hall, lounge, dining room, kitchen with utility off, guest w.c & conservatory. To the first floor is the master bedroom with en-suite, three further double bedrooms & shower room. A private garden can be found to the rear along with off road parking to front & garage. Call today to arrange you viewing on this charming family home.

Approach

Tarmac drive to front providing ample off road parking with decorative lawn area.

Entrance Hall

Spacious hall with doors off to all ground floor accommodation, three storage cupboards, central heated radiator.

Lounge

16'4" x 11'9" (5.00 x 3.60)

Centred fireplace with surround, patio doors opening into the conservatory, two double glazed windows to side, two central heated radiators.

Dining Room

13'1" x 10'2" (4.00 x 3.12)

Electric fire, double glazed window to rear, central heated radiator.

Kitchen

12'1" x 9'6" (3.69 x 2.91)

Variety of wall and base units, electric oven with four ring gas hob, sink & drainer, tiled flooring, double glazed window to front, central heated radiator, door off to utility.

Utility

7'7" x 6'4" (2.32 x 1.94)

Base units with worktop, sink and drainer, plumbing for washing machine & tumble dryer, door to side allowing access to the garden.

W.C

Wash hand basin, w.c, double glazed window to side, central heated radiator.



Landing

Bright & airy landing with doors off to all first floor accommodation, double glazed window to side, loft access.

Master Bedroom

17'2" x 11'8" (5.25 x 3.56)

Door off to en-suite, double glazed window to rear & two to the side elevation, central heated radiator.

En-Suite

Bath, wash hand basin, w.c, double glazed window to side, central heated radiator.

Bedroom 2

13'4" x 12'1" (4.08 x 3.70)

Double glazed window to front, central heated radiator.

Bedroom 3

13'2" x 10'5" (4.02 x 3.18)

Double glazed window to rear, central heated radiator.

Bedroom 4

12'2" x 9'1" (3.71 x 2.77)

Double glazed window to front, central heated radiator.

Shower Room

Shower, wash hand basin, w.c, chrome heated towel rail, double glazed window to side.

Conservatory

11'2" x 9'9" (3.41 x 2.99)

Double doors open into the garde.

Garden

A true asset is this private garden with patio area, generous lawn with mature shrubs throughout.

Garage

Up & Over door to front, power & lighting throughout.

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.

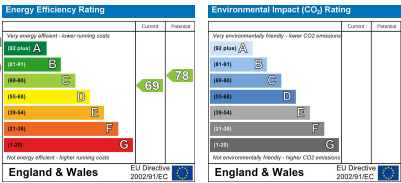
Referral Fees.

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 agent. We have received many significant queries regarding the above, please see below.

Council



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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