



LexAllan

local knowledge exceptional service

120 Compton Road, Pedmore, Stourbridge, West Midlands,
DY9 0TH

**** PRIME PEDMORE ADDRESS ****

This charming detached property sits on one of Pedmore most sought after addresses. Having been well maintained by the current owner for many years this family home is now ready for its next custodian. Having been extended to the rear this is truly ideal for those upsizers. This property could easily be reinstated back to its original three bedroom layout. Compton Road offers; entrance hall, lounge, dining room, kitchen, utility and downstairs w.c. To the first floor is the master bedroom with dressing room, further double bedroom and family bathroom. To the rear is a peaceful garden with garage and off road parking can be found to the front. Viewings are available immediately so call us today.



Approach

Graveled driveway with neat and tidy lawn area along with border of mature shrubs.

Entrance Hall

Spacious hall with stairs rising to first floor, door radiating off to lounge, tiled flooring, central heated radiator.

Lounge

Inste gas fire place, large double glazed window to front, central heated radiator, opening to dining room.

Dining Room

Bright and spacious with French doors allowing access to the garden, double glazed window to rear, central heated radiator and door off to kitchen.



Kitchen

A range of wall and base units with inset dual sink and mixer tap, electric oven, hob with extractor above, tiled splash back, large under stair pantry with additional storage cupboard, double glazed window to rear, door off to utility, central heated radiator.



Utility

Work surface with stainless steel sink and drainer, plumbing for washer, w.c off, doors leading to garden and garage, double glazed window to rear.



W.C

w.c, double glazed window to side.

Landing

Bright and airy landing with doors off, loft access, double glazed window to side.

Bedroom 1

Fitted wardrobes, two double glazed windows to rear, central heated radiator, opening to the dressing room.

Dressing Room

Double glazed window to rear with far reaching views, central heated radiator. This could be reinstated back to make the third bedroom.

Bedroom 2

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

Bathroom

Bath with electric shower over, wash hand basin with storage under, w.c, fitted storage cupboard, central heated radiator, tiled flooring, double glazed window to front.

Garage

Electric roller shutter door to front, power and lighting throughout, double glazed window to side, access to utility.

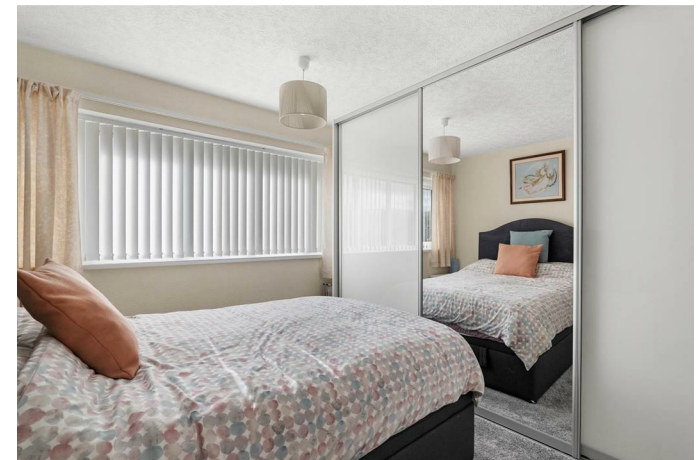
Rear Garden

A peaceful rear garden with generous patio area, tidy lawn with border of mature shrubs, gated side access allowing access to the front.

Council Tax Band D

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 £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 £240 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.

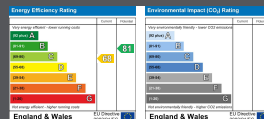
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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

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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