



**LexAllan**

local knowledge exceptional service

56 Old Ham Lane, Pedmore, Stourbridge, West Midlands, DY9 0UN

A superb, individual detached bungalow located at this prestigious address in the heart of Pedmore. The property is immaculately presented benefiting from off road parking to the front and underfloor heating throughout. The bungalow is entered via a spacious and welcoming entrance hall with the bathroom and stylish kitchen to the front and a lovely lounge with large patio doors opening out to the garden to the rear. Two double bedrooms with fitted wardrobes sit to the side whilst the useful utility is at the rear. To complete the picture, there is an impressive driveway providing off road parking with double garage and a large, well maintained rear garden.

#### Approach

Block paved driveway providing off road parking for numerous vehicles leading you to the following accommodation.

#### Entrance Hall

Doors radiating off to all rooms, loft hatch for access, two double glazed windows, double glazed bay window and underfloor heating.

#### Living Room

17' 10" x 16' 0" max (5.44m x 4.90m max)

Stone effect feature fire place with inset log burner, underfloor heating and large double glazed patio doors to rear garden.

#### Kitchen

12' 4" x 11' 10" (3.77m x 3.62m)

Inset stainless steel sink top with drainer built into 'Granite' work tops, range of wall and base units, integrated fridge freezer and dishwasher, built in double oven, 4 ring electric hob with splash back and cooker hood, floor tiles, door to side access, double glazed bay window and underfloor heating.

#### Utility

Inset stainless steel sink top with drainer built into laminate work top, plumbing for washing machine, base unit, wall mounted combination boiler, underfloor heating system and double glazed window.

#### Bedroom One

11' 10" x 8' 2" (to wardrobe) (3.63m x 2.49m (to wardrobe))

Fitted window, double glazed window over looking the rear garden and underfloor heating.

#### Bedroom Two

11' 8" (to wardrobe) x 9' 10" (3.58m (to wardrobe) x 3m)

Fitted wardrobes, double glazed window and underfloor heating.



### Bathroom

Panelled bath, pedestal wash hand basin, bidet, low flush WC, walk in shower cubicle with shower fitting, chrome heated towel rail, double glazed window and underfloor heating.

### Rear Garden

Paved patio area perfect for alfresco dining, steps up to neat and tidy lawn area with hedge to rear enclosing a further area with two green houses that is accessed via archway, gated side access and cold water tap.

### Double Garage

22'5" x 15'4" (6.84m x 4.69m)

Electric up and over door, light and power points, single glazed window, separate cupboard with double glazed window and door to the rear garden.

### The Location

A fantastic opportunity to purchase a fabulous detached bungalow located at this highly regarded address close to local amenities such as outstanding schools covering all age groups, local shops, restaurants and excellent public transport links. Stourbridge Junction railway station is within close proximity. Pedmore itself is a convenient base for those commuting to nearby commercial centres, especially Birmingham and North Worcestershire having the Midland motorway network accessible via the M5 at Bromsgrove or Halesowen. Nature lovers are catered for by nearby Wychbury Hill and the famous Clent Hills.

### Council Tax Band F

### 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.

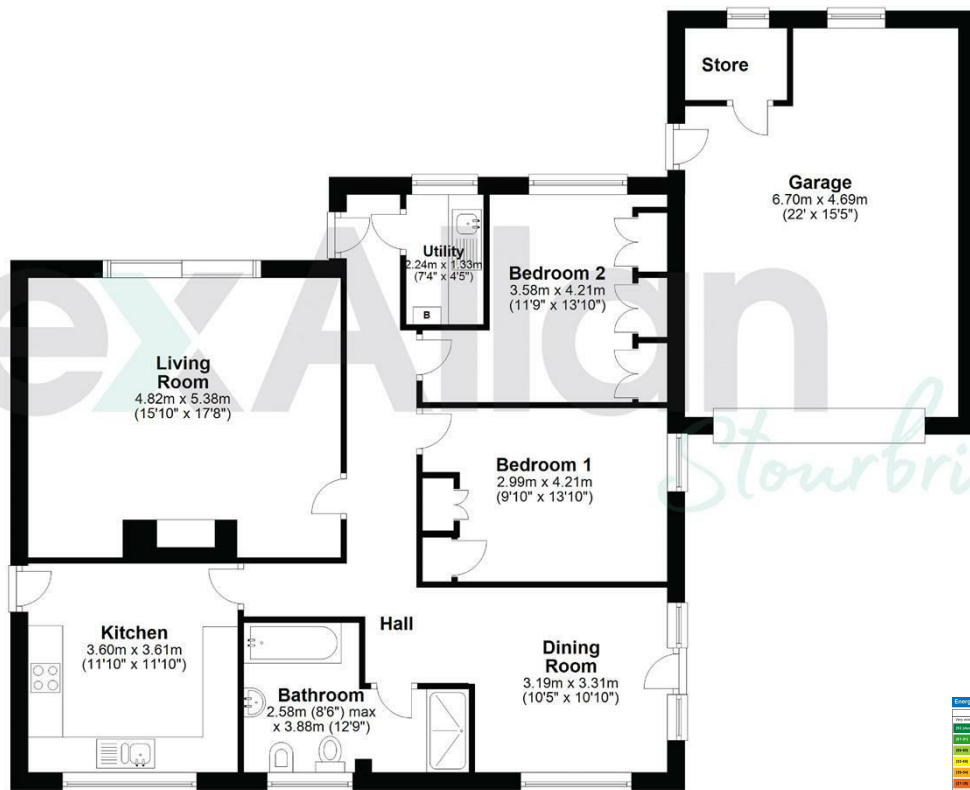
### Referral Fees.

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



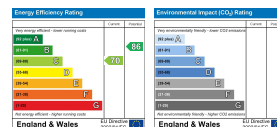


**Ground Floor**  
Approx. 134.3 sq. metres (1445.9 sq. feet)



Total area: approx. 134.3 sq. metres (1445.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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## 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

**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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