



**LexAllan**

local knowledge exceptional service

23 Portland Drive, Stourbridge, West Midlands, DY9 0SB



This charming three bedroom semi detached family home is now ready for its next chapter. Having been well maintained throughout Portland Drive is in need of some TLC. Situated on a sought after address in Pedmore and benefitting from NO UPWARD CHAIN, this truly is a must view. In brief the property comprises; porch, entrance hall, lounge/diner, kitchen, utility room, three double bedrooms, family bathroom and garage. DON'T WAIT! Call us today to book your viewing - 01384 442464.



#### Approach

Tarmac driveway providing off road parking for multiple vehicles, neat and tidy lawn.

#### Porch

Spacious porch with tiled flooring, access to entrance hall.

#### Entrance Hall

Stairs rising to first floor, large storage cupboard, central heated radiator, double glazed window to front.

#### Lounge/Diner

21'3" x 17'0" (6.49 x 5.2)

Patio doors to the rear, gas fire place, double glazed window to side, door to kitchen, central heated radiator.

#### Kitchen

8'10" x 7'10" (2.70 x 2.40)

Variety of wall and base units, stainless steel sink and drainer, access to utility.

#### Utility

Plumbing for washing machine, glazed window to rear, door access to garden and side.

#### Landing

Bright and spacious landing with doors radiating off to all first floor accommodation, loft access, double glazed window to side.

#### Bedroom 1

13'0" x 13'0" (3.98 x 3.97)

Double glazed window to rear, central heated radiator.



### Bedroom 2

12'8" x 9'9" (3.88 x 2.99)

Double glazed window to front, central heated radiator.

### Bedroom 3

13'0" x 7'11" (3.97 x 2.42)

Double glazed window to front, central heated radiator.

### Bathroom

Bath, shower cubicle, wash hand basin, W.C, central heated radiator, airing cupboard, double glazed window to side.

### Rear Garden

A private and peaceful garden with a patio area that leads to a generous lawn.

### Garage

Up and over door to front,

### The Location

Situated just off Redlake Road, Portland Drive and its neighbour Portland Crescent are charming family friendly addresses situated in the heart of Pedmore just a stones throw from Stourbridge Golf Club and the nearby green belt countryside that stretched to the south of Stourbridge. A wide range of schools suiting all ranges including Pedmore Church of England Primary and Redhill Secondary are within easy reach of the property. The property provides the perfect base for those wishing to take advantage of easy commuting to major road networks into Birmingham and Black Country as well as the Midland Motorway network from the M5 at either Halesowen or Bromsgrove.

### 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.

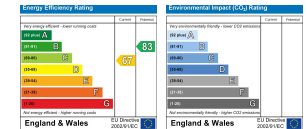
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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 regarding the above, please feel free to contact us.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors etc. are given as an approximate guide only and are not intended to be used for any legal or other purposes. The actual, accurate and appropriate floor plan has not been issued and no guarantee is made as to the accuracy of the floorplan.



**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.

The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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