



**LexAllan**

local knowledge exceptional service

8 St. Peters Road, Pedmore, Stourbridge, West Midlands, DY9  
0TY

**\*\* TURN KEY READY ACCOMMODATION WITH NO UPWARD CHAIN \*\***

This immaculate three bedroom semi detached property has been modernised throughout to create a warm and welcoming family home. St Peters Road offers spacious accommodation throughout and is conveniently surrounded by superb amenities and schooling options all within a short walk away. In brief the property comprises of; entrance hall, lounge, dining room, kitchen/breakfast room, utility. To the first floor are three well sized bedrooms and family bathroom. To the rear is a private garden, driveway to front along with the garage. Call us today to arrange your viewing.

**Approach**

Tarmac driveway.

**Entrance Hall**

Spacious and bright hall with doors radiating off, stairs rising to first floor, central heated radiator, under stair storage, double glazed window to front.

**Lounge**

Double glazed bay window to front, central heated radiator.

**Dining Room**

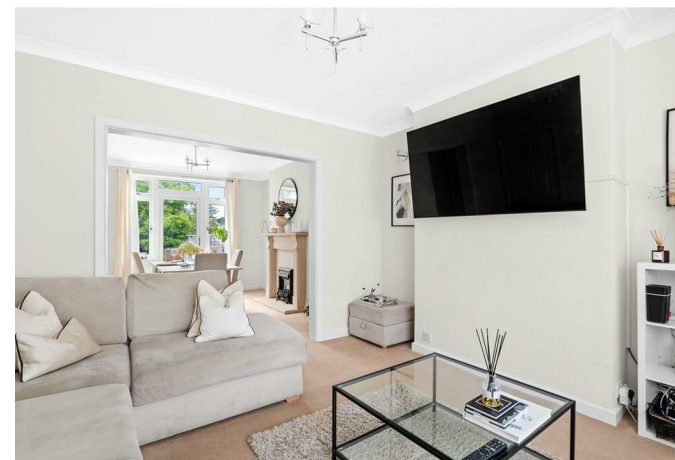
Electric fire with surround, central heated radiator, door access leading to the rear.

**Kitchen/Breakfast Bar**

A superb modern fitted kitchen offering variety of wall and base units, double electric oven with four ring gas hob and extractor above, sink and drainer, dishwasher, double glazed window to rear.

**Utility Room**

Inset stainless steel sink top with drainer, base unit with rolled edge laminate work top, wall cupboards, wall mounted 'Worcester' combination boiler, wall and floor tiles, door to garage, door to rear garden and central heating radiator



### Landing

Doors radiating off, double glazed window to side, airing cupboard.

### Bedroom 1

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

### Bedroom 2

Double glazed window to rear, central heated radiator.

### Bedroom 3

Double glazed window to front, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, two double glazed windows to rear.

### Garage

Up and over door to front, power and lighting throughout.

### Rear Garden

A superb private and peaceful garden offering a generous patio that is ideal for summer evenings spent with friends and family, an extensive lawn with borders of mature shrubs.

### Council Tax Band D

### The Location

A fantastic opportunity to purchase a semi detached house 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. 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 and Stourbridge Junction only a short walk away. Nature lovers are catered for by nearby Wychbury Hill, with the famous Clent Hills slightly further afield.



## 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.

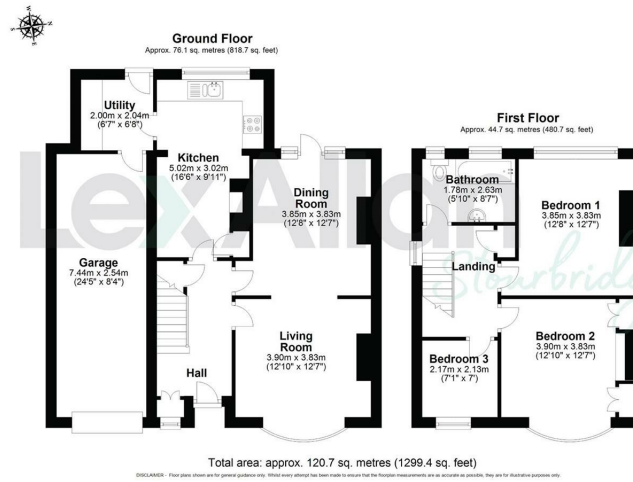
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof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

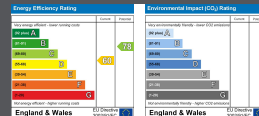
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 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.



**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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