



**LexAllan**

local knowledge exceptional service

8 Thurleigh Close, Pedmore, Stourbridge, West Midlands,  
DY9 0AQ

### 'Fantastic five bedroom family home'

Sitting tucked away at this highly sought after address just off the Hagley Road is this spacious detached home boasting five generous sized bedrooms and move in ready accommodation.

The property itself comprises of ample parking thanks to the double garage and driveway, entrance hall leads off to dual aspect lounge with impressive fireplace, dining room, breakfast kitchen, utility, study and cloakroom. To the first floor are five double bedrooms, the master with walk in wardrobe area, two with en suites, as well as house bathroom. Finally to the rear an attractive and private garden.

For further information or to arrange your viewing contact the office.

#### Approach

Tarmac driveway offering parking for a number of cars, planted flower beds and slab pathway

#### Entrance Hall

Central heating radiator, double glazed window and door to front, Karndean flooring and stairs off

#### Lounge

12' 5" x 22' 7"

Double glazed window to front, two central heating radiator, stove effect gas fire and double glazed French doors to rear

#### Dining Room

11' 5" x 12' 5"

Double glazed window to rear, Karndean flooring and central heating radiator

#### Breakfast Kitchen

12' 1" x 15' 1"

Double glazed window to rear, central heating radiator, Karndean flooring, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated double oven, fridge, freezer, all Bosch appliances, tiled splash backs and breakfast bar

#### Study

Double glazed window to side, Karndean flooring and central heating radiator

#### Utility

Double glazed door to side, Karndean flooring, central heating radiator, wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine, space for tumble driver, tiled splash backs and extractor fan



#### Cloakroom

Low level w.c, wash hand basin, double glazed window to side, central heating radiator, tiled splash backs, Karndean flooring and extractor fan

#### Double Garage

16' 8" x 17' 8"

Electric roller doors to front, tap and power points and further rear door

#### Gallery Landing

Double glazed window to front, central heating radiator, access to loft, airing cupboard and doors off

#### Bedroom One

14' 9" x 17' 8"

Accessed through walk in wardrobe area with fitted wardrobes, double glazed window to front and side and two central heating radiator

#### En Suite

Double shower unit, bathroom cabinet with led lighting and de mister, low level w.c, double glazed window to side, wash hand basin with mixer tap, heated towel rail, fully tiled and extractor fan. With Roca sanitaryware and Grohe taps

#### Bedroom Two

10' 9" x 12' 5"

Double glazed window to rear, central heating radiator, and built in wardrobe

#### En Suite Two

Double glazed window to side, low level w.c, fully tiled, extractor fan, heated towel rail, wash hand basin with mixer tap and double shower. With Roca sanitaryware and Grohe taps

#### Bedroom Three

11' 9" x 12' 5"

Double glazed window to rear, central heating radiator and built in wardrobes

#### Bedroom Four

10' 5" max 8' 6" min x 12' 5"

Double glazed window to front and central heating radiator

#### Bedroom Five

9' 6" x 12' 5"

Double glazed window to rear and central heating radiator

#### Bathroom

Double glazed window to side, wash hand basin with mixer tap, low level w.c, P shaped bath with shower over, bathroom mirror with led lights and de mister, central heating radiator, fully tiled and extractor fan. With Roca sanitaryware and Grohe taps

#### Rear Garden

Slab patio and pathways, lawn, planted flower beds, outside tap and electric point, gated side access and all with fencing to enclose



## The Location

Thurleigh Close lies to the south-east of Stourbridge Town Centre and is conveniently located for access to nearby Oldswinford Village, which offers a range of shopping facilities. Stourbridge Junction Railway Station is easily accessible and offers direct rail links into Birmingham City Centre. Stourbridge Town Centre offers a wide range of shopping facilities together with the Crystal Leisure Centre. The location is also ideal for easy access to motorway networks via the M5 at Halesowen or Bromsgrove.

## 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.

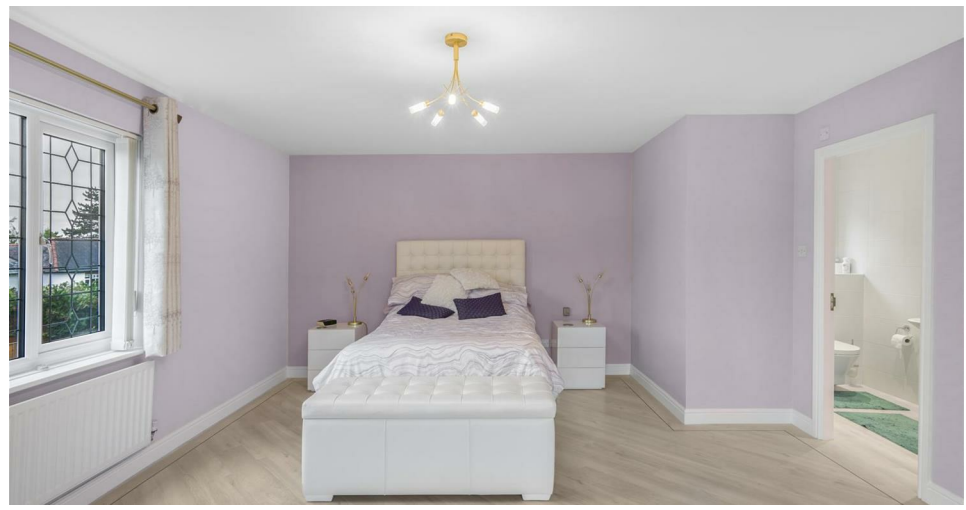
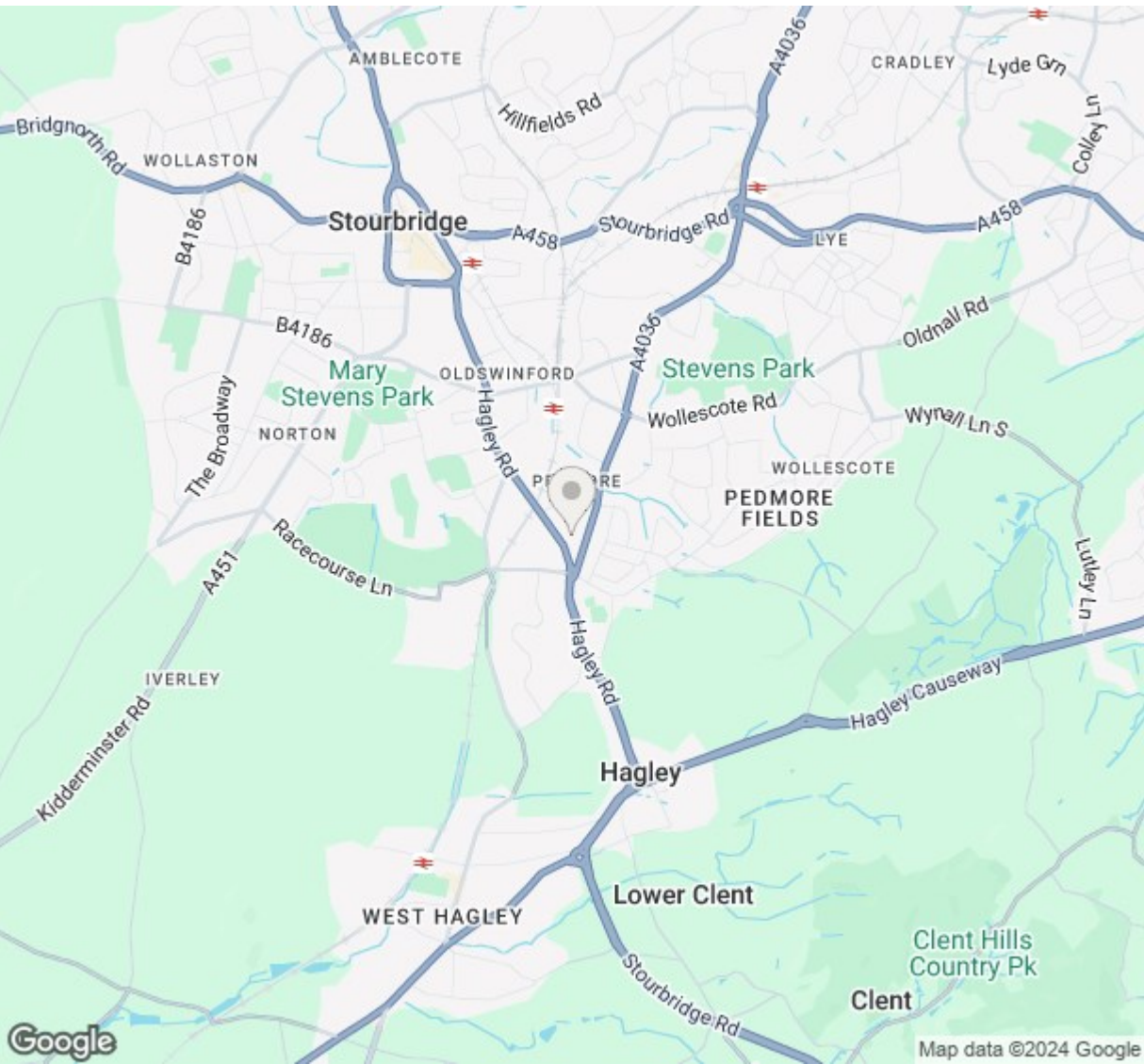
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

## 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.

## Council Tax Band G









TOTAL FLOOR AREA : 2354 sq.ft. (218.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(09-09) C		
(55-69) D		
(09-09) E		
(21-25) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02 plus) A		
(01-01) B		
(09-09) C		
(55-69) D		
(09-09) E		
(21-25) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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](mailto:info@lexallan.co.uk)

01384 379450

[www.lexallan.co.uk](http://www.lexallan.co.uk)

**LexAllan**

local knowledge exceptional service