



**LexAllan**

local knowledge exceptional service

42 Brackendale Way, Pedmore, Stourbridge, West Midlands, DY9  
7HG

**\*\* OOZING WITH POTENTIAL INSIDE & OUT \*\***

This three bedroom Mucklow style semi is now ready for its next chapter. Brackendale Way offers superb amenities and transport links all within a short walk away. The property is perfect for those looking to put their own stamp on their next property and also benefits from no upward chain. In brief the property comprises of; driveway, porch, entrance hall, two reception rooms, kitchen, three bedrooms and family bathroom. A garage can also be found to the front. Call us today to arrange your viewing.

**Approach**

Driveway to front with neat and tidy law.

**Porch**

Access leading to the entrance hall.

**Entrance Hall**

Doors radiating off, stairs rising to first floor, central heated radiator.

**Lounge**

15'1" x 11'4" (4.60 x 3.47)

Double glazed window to front, gas fire with brick surround, central heated radiator.

**Dining Room**

11'4" x 8'10" (3.47 x 2.71 )

Patio door opens up into the garden, central heated radiator.

**Kitchen**

13'3" x 7'3" (4.06 x 2.22 )

Variety of wall and base units, plumbing for washing machine, sink and drainer, understairs pantry, double glazed window to rear, door access to garden, central heated radiator.

**Landing**

Doors radiating off, loft access.



**Bedroom 1**  
13'8" x 11'6" (4.19 x 3.51 )

Double glazed window to front, central heated radiator.

**Bedroom 2**  
11'5" x 11'6" (3.48 x 3.51 )

Double glazed window to rear, central heated radiator.

**Bedroom 3**  
8'4" x 7'1" (2.56 x 2.18 )

Double glazed window to front, central heated radiator.



**Bathroom**

Bath, shower cubicle, wash hand basin, w.c, double glazed window to rear, central heated radiator.

**Garden**

Patio area with lawn area, side access leading to the front.

**Garage**

Door to front, power and lighting through.

**The Location**

Brackendale Way is ideally located for access to Stourbridge town centre via short drive away and within easy reach to Merry Hill Shopping Centre. Bus routes and rail links are within close proximity, and the area is well served by a range of excellent educational facilities covering all age groups. The property would serve as an ideal base for the commuter with excellent road and rail links to the Black Country and further afield. A short walk away is the extensive Stevens Park.

**Council Tax Band C**



## 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.

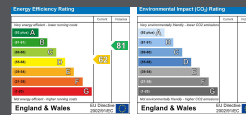
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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



BRACKENDALE WALK CV9 3HF  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, distances, contents and any other items are approximate and the responsibility is taken by any other prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or efficiency. See the plans made with the property.



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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.