



LexAllan

local knowledge exceptional service

31 Hodge Hill Avenue, Pedmore, Stourbridge, West Midlands, DY9
9BP

With NO UPWARD CHAIN this three bedroom extended semi detached sits on a large plot bursting with potential for extensions and modernization subject to usual permissions. Being ideal for investors or buyers after a project, the property comprises of: driveway to front, porch, entrance hall, lounge, kitchen/diner and downstairs shower room. To the first floor three bedrooms and house bathroom. To the rear and side the large garden. For further information or to arrange your viewing contact the office.



Approach

Driveway offering parking for a number of cars, paved area with gravel surround

Porch

Double glazed windows and door

Entrance Hall

Double glazed door to front and window to side, central heating radiator, stairs and cupboard off

Lounge

10'9" x 12'9" (3.3 x 3.9)

Double glazed window to front and central heating radiator

Kitchen/Diner

11'9" x 9'6" (3.6 x 2.9)

Double glazed window to rear, range of base units with work surface over incorporating sink with mixer tap, tiled splash backs, combi boiler and central heating radiator

Shower/Wet Room

8'10" x 8'6" (2.7 x 2.6)

Double glazed window to rear, low level w.c, electric shower, tiled splash backs, extractor fan and central heating radiator

Landing

Double glazed window to side and doors off

Bedroom One

9'6" x 11'9" (2.9 x 3.6)

Double glazed window to rear, central heating radiator and cupboard off

Bedroom Two

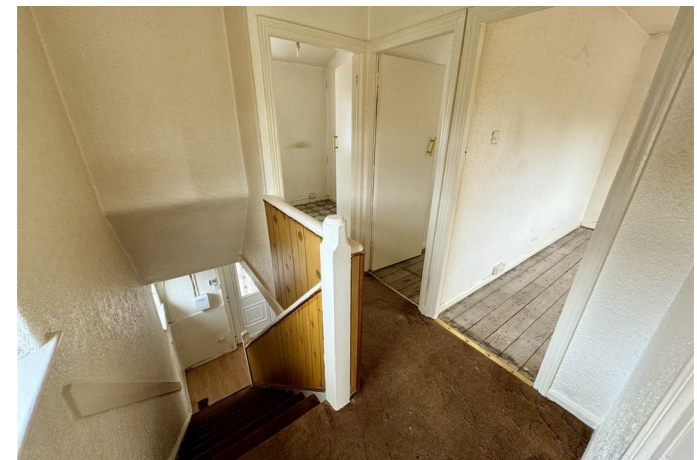
9'2" x 11'1" (2.8 x 3.4)

Double glazed window to front and central heating radiator

Bedroom Three

10'2" x 8'2" max 4'11" min (3.1 x 2.5 max 1.5 min)

Double glazed window to front, central heating radiator and cupboard



Bathroom

Central heating radiator, w/c, wash hand basin with storage below, double glazed window to rear, bath with shower over and tiled splash backs

Garden

Slab patio and pathways, lawn, gravel bedding, plants and shrubs, shed, greenhouse gated side access and all with fencing to enclose

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.

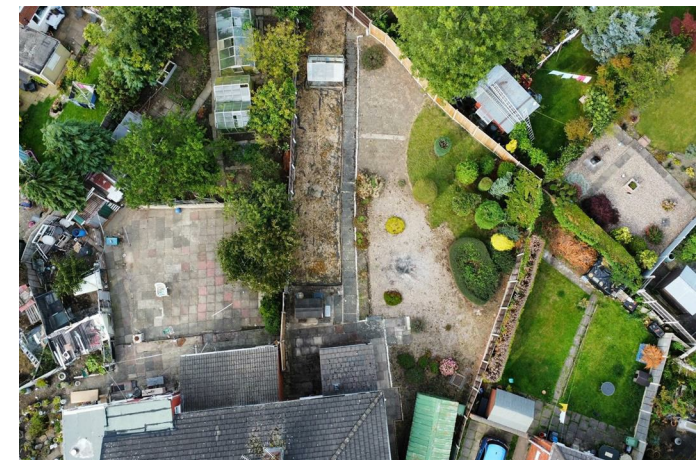
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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





Energy Efficiency Rating		Current	Potential
<small>100: Most energy efficient - lower running costs</small> <small>100-90: A</small> <small>85-95: B</small> <small>80-85: C</small> <small>65-75: D</small> <small>55-65: E</small> <small>45-55: F</small> <small>35-45: G</small> <small>1-35: Not energy efficient - higher running costs</small>			
<small>100: Most environmentally friendly - lower CO2 emissions</small> <small>100-90: A</small> <small>85-95: B</small> <small>80-85: C</small> <small>65-75: D</small> <small>55-65: E</small> <small>45-55: F</small> <small>35-45: G</small> <small>1-35: Not environmentally friendly - higher CO2 emissions</small>		69	83
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

While every attempt has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, heights and other data are not guaranteed and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and the guarantee will only apply to the goods shown with original tags.



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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