



**LexAllan**

local knowledge exceptional service

50 Croftwood Road, Pedmore, Stourbridge, West Midlands,  
DY9 7EY

'Wow factor views at fantastic family home'

With stunning views to the rear over Stevens Park this four bedroom detached has been impressively extended and modernized to give beautiful move in ready accommodation. The property itself comprises of driveway to front giving access to garage, entrance hall, open plan lounge, diner and breakfast kitchen, utility, downstairs w,c, and two store rooms. To the first floor are four good sized double bedrooms, house bathroom and separate w,c. Finally an attractive and private garden to the rear.

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

#### Approach

Tarmac driveway offering parking for a number of cars and flower beds with plants and shrubs

#### Entrance Hall

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

#### Lounge/Diner

11'5" x 22'3"

Double glazed bay window to front, central heating radiators and double glazed sliding door to rear

#### Kitchen

10'2" max 7'2" min x 13'5"

Double glazed window to rear, range of wall and base units with worksurfaces over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, dishwasher, fridge, freezer, tiled splash backs and central heating radiator

#### Conservatory

12'5" x 9'6"

Double glazed windows and doors and tiled flooring

#### Utility

Double glazed door and window to rear, space and plumbing for washing machine and housing boiler. Potential to convert to downstairs shower/wet room.

#### Downstairs w,c

W,c and double glazed window to front



Store Room  
9'2" max 5'6" min x 11'5"  
With door to front

Garage  
With main garage door to front

Side Store  
With door to rear

Landing  
Double glazed window to rear with far reaching views, central heating radiator, access to loft space and doors off

Bedroom One  
11'1" x 9'6"  
Double glazed window to front, central heating radiator and built in wardrobes

Bedroom Two  
10'9" x 9'6" min 11'1" max  
Double glazed window to rear with far reaching views, built in wardrobe and central heating radiator

Bedroom Three  
13'5" x 7'6"  
Double glazed window to front and central heating radiator

Bedroom Four  
11'1" x 7'2"  
Double glazed window to side and central heating radiator

Bathroom  
Bath with mixer tap and shower over, wash hand basin with mixer tap and storage below, double glazed window to front and rear, heated towel rail, cupboard off, tiled floor and splash backs and extractor fan

Separate W,c  
Double glazed window to front, w,c, wash hand basin with mixer tap and storage below, tiled floor and splash backs

Rear Garden  
Slab patio, lawn, flower beds with plants and shrubs 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.

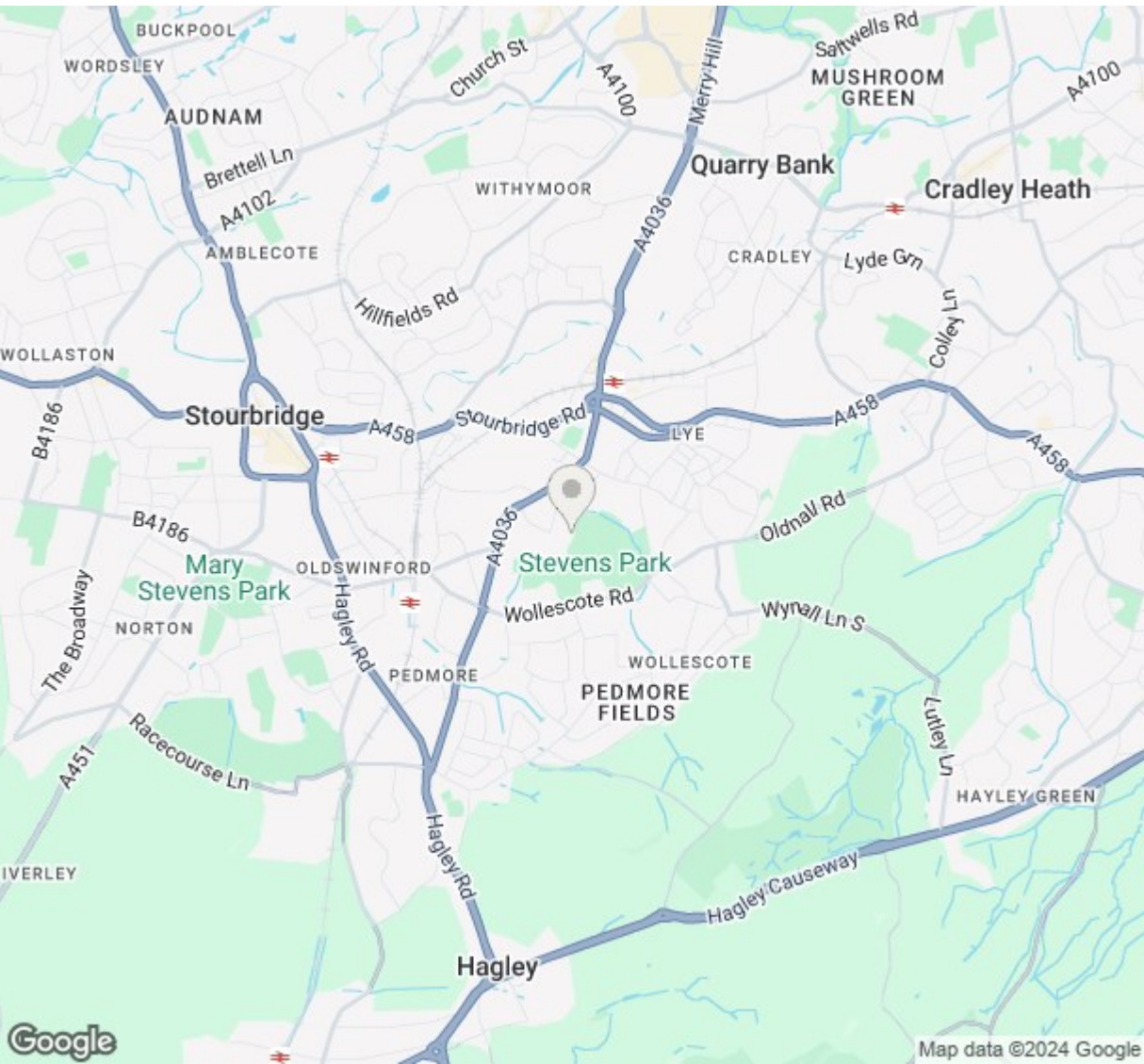
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

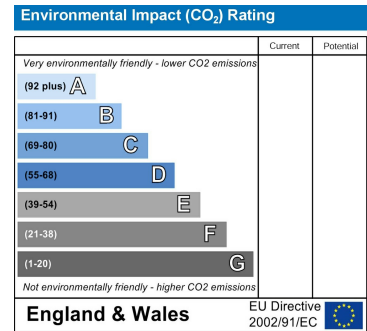
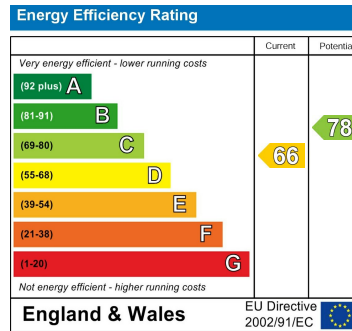








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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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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