



**LexAllan**

local knowledge exceptional service

92 Compton Road, Stourbridge, DY9 0TH



**\*\* SOUGHT AFTER ADDRESS OFFERED WITH NO UPWARD CHAIN \*\***

Just take a look at this extended four bedroom semi detached family home nestled within one of Pedmore's most sought after address's. Having been well maintained and offering spacious accommodation on all floors, this truly is must view for the growing family. In brief the property comprises; entrance hall, lounge, dining room, kitchen, breakfast room, w.c and garden room. To the first floor are four well sized bedrooms with the master having an en-suite off and family bathroom. To the rear is a private garden along with ample off road parking to front. Call today to arrange your viewing.

**Approach**

Block paved driveway to front providing ample off road parking.

**Entrance Hall**

Spacious hall with door off to lounge, stairs rising to first floor, tiled flooring.

**Lounge**

14'6" x 11'9" (4.42 x 3.60)

Double glazed window to front, double doors to dining room, central heated radiator.

**Dining Room**

10'4" x 8'9" (3.16 x 2.67)

Patio doors open onto the decking, door off to kitchen, central heated radiator.

**Kitchen**

10'2" x 8'6" (3.12 x 2.61)

Variety of wall and base units, electric oven, hob with extractor above, sink and drainer, tiled flooring, pantry cupboard, spot lights, double glazed window to rear, door off to breakfast room.

**Breakfast Room**

14'8" x 7'3" (4.48 x 2.21)

Double doors open into the garden room, central heated radiator, door off to inner hall and side door giving access to the rear garden.

**Inner Hall**

Door to garage, w.c off, under stair storage.





## W.C

Wash hand basin, w.c, double glazed window to side.

## Garden Room

13'0" x 8'11" (3.97 x 2.73 )

Double doors open onto the decking, centred fan light, central heated radiator, fitted blinds to all doors and windows.

## Landing

Spacious landing with doors radiating off, two loft accesses, double glazed window to side, airing cupboard.

## Bedroom 1

11'8" x 8'10" (3.56 x 2.71)

Fitted wardrobes, double glazed window to rear, central heated radiator, door off to en-suite.



## En-Suite

Shower, wash hand basin, w.c, central heated radiator, double glazed window to rear.

## Bedroom 2

11'6" x 9'7" (3.51 x 2.94)

Double glazed window to front, central heated radiator.

## Bedroom 3

13'6" x 7'2" (4.12 x 2.20)

Double glazed window to front, central heated radiator.



## Bathroom

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

## Bedroom 4

8'0" x 8'0" (2.45 x 2.44 )

Double glazed window to rear, central heated radiator.



## Garage

13'8" x 7'10" (4.17 x 2.39 )

Double doors to front, power and lighting throughout.

## Rear Garden

A private rear garden with substantial decked area ideal for sociable summer evenings spent with friends and family, steps lead down to further patio with pergola with a gate that allows access to the dingle.



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.

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.

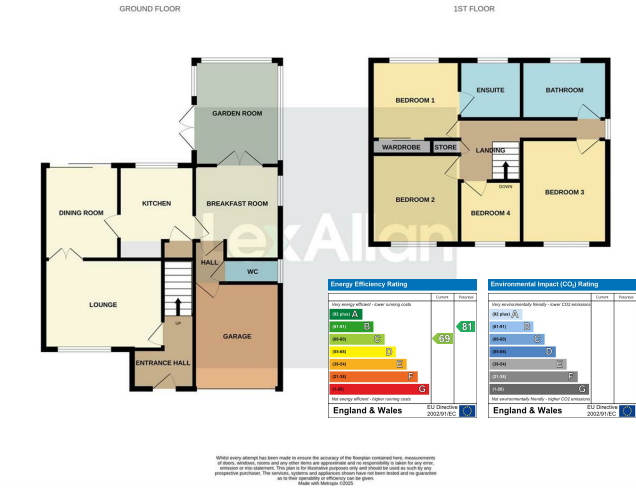
Money Laundering Regulations.

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.

Council Tax Band D

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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