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16 Beckman Road, Pedmore, Stourbridge, DY9 0TZ

**** BEAUTIFUL HOME ON BECKMAN ROAD ****

This traditional three bedroom detached boasts charming character features such as stain glass windows and period fireplaces and is situated on this highly sought after residential address near to local amenities, commuter links and in the catchment for excellent schools. The property itself comprises a gravel driveway to front, porch leading into entrance hall, three reception rooms, extended kitchen, and downstairs WC. To the first floor are three bedrooms, the master with stunning views to the rear, and house bathroom. Additionally the property benefits from a garage and converted cellar. Finally to complete the picture a well maintained rear garden which simply must be viewed to be fully appreciated. Contact the office on for further information or to arrange your viewing.

Approach

Gravel driveway with parking for a number of cars, beds with various plants and shrubs.

Porch

Double glazed windows and doors to front and tiled flooring.

Entrance Hall

Stain glass windows and door to front, central heating radiator, Amtico flooring and stairs rising to first floor accommodation.

Dining Room

11'9" x 11'9" min 14'9" max (3.6 x 3.6 min 4.5 max)

Stain glass bay window to front with shutter blinds, central heating radiator, gas fire with feature surround and Amtico flooring.

Lounge

10'9" min 11'5" max 12'1" (3.3 min 3.5 max 3.7)

Doors to rear, central heating radiator and open fire with feature surround.

Study

Double glazed windows and doors to rear opening onto decking area and central heating radiator.

Breakfast Kitchen

7'2" x 17'8" (2.2 x 5.4)

Double glazed double door to side, double glazed window to rear, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap over, breakfast bar, integrated fridge/freezer, dishwasher, washer dryer, and extractor hood.



Downstairs WC

WC, wash hand basin, central heating radiator and tiled splash backs.

Landing

Stain glass window to side, loft access and doors radiating to:

Bedroom One

11'5" x 12'1" (3.5 x 3.7)

Double glazed window to rear with far reaching views and central heating radiator.

Bedroom Two

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

Window to front and central heating radiator.

Bedroom Three

6'10" x 7'6" (2.1 x 2.3)

Double glazed window to rear and central heating radiator.

Bathroom

WC, wash hand basin with storage below, bath with mixer tap and shower over, double glazed window to rear, extractor fan, heated towel rail and tiled floor and splash backs.

Garage

8'6" x 17'8" (2.6 x 5.4)

Metal up and over door to front, door and window to rear.

Cellar

8'6" x 10'5" (2.6 x 3.2)

Power supply and additional storage off.

Rear Garden

Slab patio area, lawns, timber decking and steps, gravel path, beds with numerous plants and shrubs, and all with hedging and fencing to enclose.

Location

A fantastic opportunity to purchase a detached house located at this highly regarded address close to local amenities such as outstanding schools covering all age groups, local shops, restaurants and excellent public transport links. Pedmore itself is a convenient base for those commuting to nearby commercial centres, especially Birmingham and North Worcestershire having the Midland motorway network accessible via the M5 at Bromsgrove or Halesowen and Stourbridge Junction only a short walk away. Nature lovers are catered for by nearby Wychbury Hill, with the famous Clent Hills slightly further afield.



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.

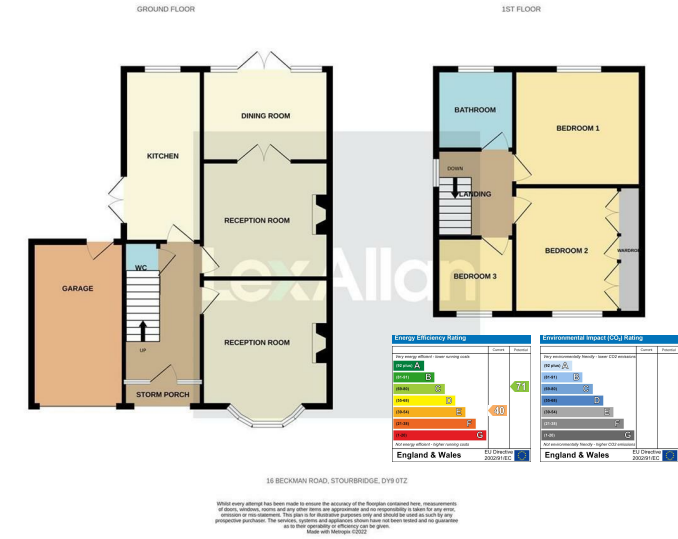
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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



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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.