



LexAllan

local knowledge exceptional service

5 Beckman Road, Pedmore, Stourbridge, DY9 0UA

'OOZING WITH POTENTIAL'

With NO UPWARD CHAIN this extended four bedroom semi detached boasts great potential to be a fantastic family home, at this highly sought after residential address backing onto the Ham Dingle Nature Reserve. The property itself comprises of driveway, entrance hall, lounge/diner, kitchen, outhouse WC and garage. To the first floor are four bedrooms and house bathroom.

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



Approach

Tarmac driveway, gravel area, flower beds, side access and step up to storm porch.

Entrance Hall

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

Lounge/Diner

11'9" x 26'2" (3.6 x 8.0)

Double glazed bay window to front, door and window to rear and central heating radiator.

Kitchen

9'2" x 12'9" (2.8 x 3.9)

Double glazed window to rear, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob, oven, tiled splash backs, pantry off and door to side.

Garage

8'2" x 17'4" (2.5 x 5.3)

Garage door to front and window to side.

Outhouse/WC

WC, window to side, tiled floor and electric fan heater.



Landing
Access to loft space and doors off.

Bedroom One
11'9" x 13'5" (3.6 x 4.1)
Double glazed window to front and central heating radiator.

Bedroom Two
12'5" x 11'9" (3.8 x 3.6)
Double glazed window to rear and central heating radiator.

Bedroom Three
7'10" x 16'8" (2.4 x 5.1)
Double glazed window to front and central heating radiator.

Bedroom Four
7'6" x 7'10" (2.3 x 2.4)
Double glazed window to front and central heating radiator.

Bathroom
WC, shower, wash hand basin with mixer tap, central heating radiator, cupboard off and tiled walls.

Rear Garden
Mature garden overlooking the Ham Dingle Nature reserve, with lawns, flower beds with various plants and shrubs, pathways and hedging and fencing to enclose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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. 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.



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, contents and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan has been prepared solely for use in connection with the offer of the property and is not intended to be used for any other purpose. It is not a contract and does not constitute an offer. It is for guidance only and is not intended to be used for any other purpose. It is for guidance only and is not intended to be used for any other purpose. It is for guidance only and is not intended to be used for any other purpose.



The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

LexAllan
local knowledge exceptional service