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79 Ham Lane, Pedmore, Stourbridge, DY9 0UB



**\*\* A SLICE OF HAM LANE BRILLIANCE \*\***

This four bedroom detached property offers a blend of modern comfort and stylish living. With recent renovations this family home has been uplifted and elevated to flourish the versatility this property boasts. The property is located in the heart of Pedmore with excellent transport links and schooling all located nearby.

Upon entering you are greeted by a bright hallway with access to the study, lounge, understairs storage and the kitchen dining area. The open plan dining area is complimented with an open fire with wooden detailing, access to the kitchen area with a modern fitted kitchen and a log burner fire and further access to the conservatory adding flexibility with downstairs living space. The second reception room, utility and wet room complete the ground floor. Upstairs you will be presented with four spacious double bedrooms. The master bedroom paired with the ensuite offers a blend of convenience and privacy. The first floor presents a contemporary bathroom with modern features throughout completing this beautiful property.

To truly understand how beautiful this property is book a viewing today!



**Approach**

Access to the large driveway from Ham lane with steps leading to front entrance.

**Entrance Hall**

Double Glazed door with double glazed window to the front with doors leading off to kitchen, lounge and study. Further complimented with understairs storage and stairs rising to first floor.

**Lounge**

**14'2" x 10'0" (4.34 x 3.07)**

Doors leading from the entrance hall, double glazed Bow Bay window to the front with a curved central heating radiator.



**Dining room**

**14'11" x 12'9" (4.57 x 3.91)**

Door leading off the entrance hall, double glazed doors and double glazed windows to conservatory, central heating radiator and an open fire, with open access to the kitchen area.



**Kitchen**

**21'1" x 16'0" (6.449 x 4.879)**

Double glazed doors and double glazed window rear, with a double glazed window to side. Kitchen briefly comprises; Wall and base units, integrated fridge freezer, electric oven, gas hob, cooker hood extractor fan, granite work surfaces and splashback tiling, inset bell sink, dishwasher and a kitchen island. This is all complimented by a Log burner and overhead spotlights.

**Utility**

**9'10" max x 16'1" max (3.003 max x 4.922 max )**

Doors leading from kitchen and to the shower room, double glazed window to the rear, double glazed windows and double glazed door side, various wall and base units, integrated sink and drainer, oven, tiled flooring, central heating radiator and spotlights.

**Shower Room**

Door from the utility, tiled floor and walls, spotlights, extractor fan, Wc, Shower area , wash hand basin, with a hand towel central heated radiator.

**Reception room two**

8'2" x 14'9" (2.512 x 4.502)

Door from the kitchen, double glazed door and window to front complimented by a central heating radiator.

**Study**

14'7" x 8'9" (4.45 x 2.68)

Door leading off entrance hall, double glazed window to the front, wall and base units and a central heating radiator.

**Conservatory**

14'10" x 7'7" (4.533 x 2.332)

Double glazed windows with Double glazed sliding doors to the rear.

**Landing**

With doors off to bedrooms and bathroom, double glazed window to front and a central heating radiator.

**Bedroom 1**

12'11" x 13'11" (3.944 x 4.262)

Door off the landing, double glazed windows to rear, central heated radiator and an ensuite.

**Ensuite**

Door off bedroom 1, shower cubicle, extractor fan, wc, wash hand basin, splashbacks and a hand towel central heating radiator.

**Bedroom 2**

12'9" x 11'7" (3.907 x 3.545)

Door off the landing, double glazed window to the rear with a central heating radiator.

**Bedroom 3**

10'3" x 9'11" (3.127 x 3.048)

Door off the landing, double glazed window to the front with a central heating radiator.

**Bedroom 4**

7'11" x 8'9" (2.435 x 2.681)

Door off the landing, double glazed window to the front with a central heating radiator.

**Bathroom**

Door off the landing, double glazed window to the side, a vanity unit wash hand basin, hand towel central heated radiator, wc, shower cubicle with separate bath, tiled flooring with splashbacks and an extractor fan.

**Rear Garden**

Paved patio with Lawn and foliage surrounding.





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.

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 £30 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.



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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.

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