



LexAllan

local knowledge exceptional service

43 Lychgate Avenue, Stourbridge, DY9 0TS

**** PRIME PEDMORE LOCATION, NOW OFFERED WITH NO UPWARD CHAIN ****

This three bedroom semi detached family home has been truly well maintained throughout the years of ownership & is now ready for its next custodian. Nestled on one of Pedmore's most sought after addresses you are surrounded by local amenities & five star schooling options.

In brief the property comprises; entrance hall, lounge/diner, kitchen, garden room, utility & guest w.c. To the first floor are three bedrooms & house shower room. A peaceful rear garden can be found along with off road parking & garage to the front.

Call us today to arrange your viewing for this property!

Approach

Driveway to front providing off road parking along with tidy decorative slate front garden.

Entrance Hall

Spacious hall with stairs rising to first floor, under stairs storage, central heated radiator.

Lounge/Diner

22'10" x 10'10" (6.97 x 3.31)

Open planned living with patio doors to the rear opening into the garden, double glazed window to front, two central heated radiator.

Kitchen

18'1" x 7'5" (5.52 x 2.27)

Variety of wall and base units, Rangemaster style oven, sink and drainer, double glazed window to rear, opening to the garden room, door off to utility, central heated radiator.

Utility

Plumbing for washing machine, door off to garage & w.c, sink & drainer.

W.C

Wash hand basin, w.c.

Garden Room

14'7" x 9'9" (4.45 x 2.98)

Door off to garden, central heated radiator.



Landing
Doors off to all first floor accommodation, double glazed window to side.

Bedroom 1
13'2" x 10'5" (4.02 x 3.20)
Double glazed window to front, central heated radiator.

Bedroom 2
10'2" x 10'0" (3.11 x 3.07)
Fitted wardrobes, double glazed window to rear, central heated radiator.

Bedroom 3
6'4" x 6'2" (1.95 x 1.90)
Double glazed window to side.

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

Garden
Offering a low maintenance rear garden boasts a paved area perfect for outdoor furniture and entertaining guests.

Garage
Roller shutter door to front, power & lighting throughout.

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.



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	79

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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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

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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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