



LexAllan

local knowledge exceptional service

110 Ham Lane, Pedmore, Stourbridge, DY9 0UH

**** WELL KNOWN ADDRESS IN THE HEART OF PEDMORE ****

This extended three bedroom semi detached offers spacious accommodation throughout & is being offered with no upward chain. Benefitting from being surrounded by schooling options for all ages along with rail & road links this truly is a must view. Ham Lane is in need of modernisation & is perfect for those looking to place their own stamp on their next property. In brief the property comprises; porch, reception hall, lounge, dining room, kitchen & w.c. To the first floor are three bedrooms & house bathroom. To the rear is a peaceful garden along with parking & garage to the front. Call today to arrange your viewing.

Approach

Driveway to front with tidy lawn area.

Porch

Door off to reception hall.

Reception Hall

Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

Lounge

18'11" x 10'11" (5.77 x 3.34)

Gas fire with surround, French doors open into the garden, two central heated radiators.

Dining Room

14'0" x 10'11" (4.27 x 3.33)

Double glazed bay window to front, central heated radiator.

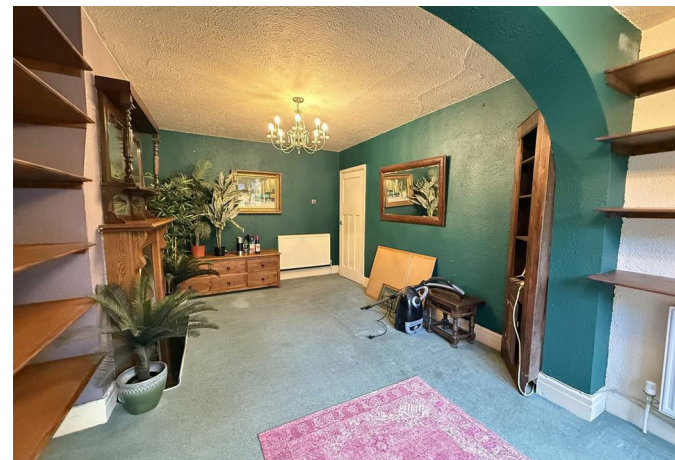
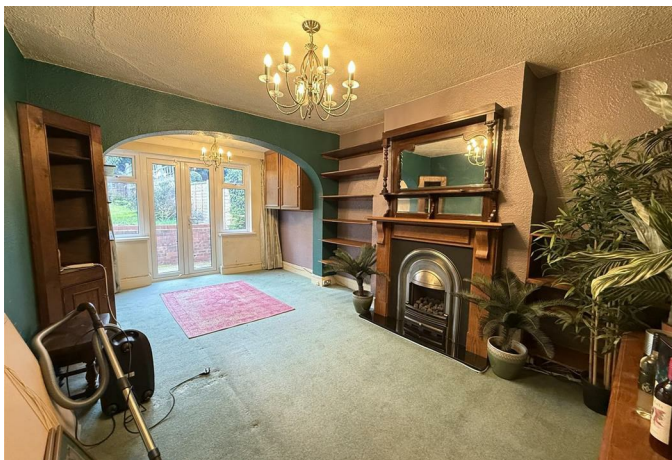
Kitchen

12'9" x 8'11" (3.91 x 2.74)

Variety of wall and base units, oven with extractor above, sink and drainer, double glazed window to side & rear, central heated radiator, door to rear garden.

W.C

Window to side, w.c, central heated radiator.



Landing

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

Bedroom 1

14'0" x 10'11" (4.27 x 3.33)

Double glazed bay window to front, central heated radiator.

Bedroom 2

12'1" x 10'11" (3.69 x 3.33)

Built in wardrobe, double glazed window to rear, central heated radiator.

Bedroom 3

7'10" x 7'3" (2.41 x 2.22)

Double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to rear.

Garden

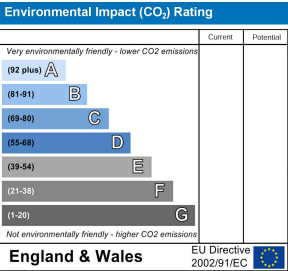
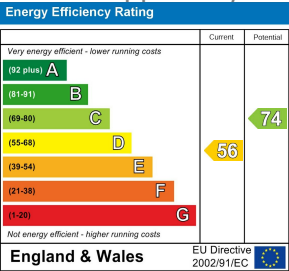
A true asset is this substantial tiered garden that offers varies levels including tidy lawn area, patio & gravelled with mature shrubs throughout.

Garage

Door to front.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that



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 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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