LexAllan

local knowledge **exceptional service**

6 Brockmoor Close, Stourbridge, DY9 0YL

** WORK FROM HOME? TAKE A LOOK AT THIS BUILT IN OFFICE SPACE **
This well maintained four bedroom upside down semi offers superb accommodation throughout & will truly tick the boxes for those looking to upsize. Nestled on a well known address in Pedmore you are surrounded by superb amenities, walking distance to Stourbridge Junction along with schooling options for all ages. Viewings are highly recommended to appreciate the accommodation on offer.

In brief the property comprises; office/entrance hall, lounge/diner, kitchen & guest w.c. To the ground floor are four well sized bedrooms & modern bathroom. Private garden to the rear along with side courtyard & off road parking to the front. Call us today to arrange your viewing.

Approach
Tarmac drive to front providing off road parking to front with outside down lights & steps lead down to side courtyard.

Home Office/Entrance Hall
11'10" x 10'7" (3.63 x 3.24)
A welcoming hall which is currently set up as the ideal home office with ample fitted shelving & storage cupboards with integrated rising desk, double glazed window to side.

Lounge/Diner
21'4" x 12'0" (6.52 x 3.68)
Juliet balcony to the rear allowing natural light to flood in, double glazed bay window to front with two central heated radiators.

Kitchen
9'10" x 9'7" (3.00 x 2.94)
Wall & base units with 'AEG' electric oven & hob, sink & drainer, double glazed window to rear, plumbing for dishwasher.

Hallway
Doors off to all ground floor accommodation, storage cupboard under the stairs offer plumbing for washing machine with additional storage, door giving access to the garden.

Bedroom 1
12'11" x 9'8" (3.95 x 2.95)
Fitted wardrobes providing plenty of storage, under floor heating, double glazed window to rear.

Bedroom 2
12'1" x 8'0" (3.69 x 2.46)
Fitted wardrobe & desk, under floor heating, double glazed window to front.

Bedroom 3
10'7" x 6'11" (3.24 x 2.11)
Under floor heating, double glazed window to side.

Bedroom 4
10'3" x 8'5" (3.13 x 2.59)
Under floor heating, double glazed window to side.

Bathroom
Bath with shower over, wash hand basin, w.c, bidet, chrome heated towel rail, spot lights, two double glazed windows to rear.

Garden
Private rear garden with patio area, tidy lawn along with side access leading to a further side courtyard with stairs rising to allow access to the front.

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.

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 p
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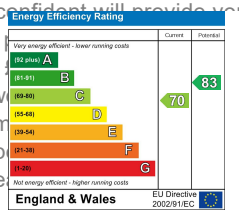

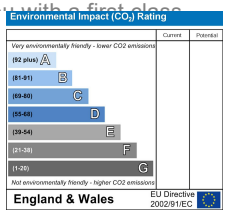

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly 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.

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