



**LexAllan**

local knowledge exceptional service

Pemberly Ebstree Road, Seisdon, Wolverhampton, WV5 7ES

## \*\* A RURAL RETREAT OFFERING SPACIOUS ACCOMMODATION \*\*

This charming four bedroom detached has been significantly well maintained by the current owners to create a warm & welcoming family home from the first step through the door. Set back off the road, 'Pemberley' is ideal for those looking to upsize & is not one to miss.

In brief the property comprises; porch, reception hall, lounge, dining room, kitchen/breakfast room with utility off, guest w.c & a glorious garden room to the rear. To the first floor is a spacious master bedroom with its own en-suite off, three further well sized bedrooms & house bathroom. To the rear is a private & peaceful garden, ideal for hosting! A block paved driveway to the front provides ample parking along with access to the double garage.

Viewings are highly recommended to appreciate the accommodation on offer in the picturesque village of Seisdon. Call us today.



### Approach

Block paved drive allowing off road parking for multiple vehicles.

### Porch

Door off to reception hall.

### Reception Hall

Bright & spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, under stair storage, central heated radiator, wall mounted down lights.

### Lounge

18'4" x 13'1" (5.61 x 3.99 )

Centred gas fire with surround, double glazed bay window to front, two central heated radiators, wall mounted down lights.

### Dining Room

10'8" x 10'7" (3.27 x 3.25)

Doors off to kitchen & garden room, central heated radiator.

### Kitchen/Breakfast Room

12'0" x 10'7" (3.67 x 3.23)

Variety of wall and base units, double electric oven and hob, sink and drainer with mixer tap, integrated fridge along with integrated dishwasher, tiled splashback, double glazed window to rear, central heated radiator, door off to utility.

### Utility

8'7" x 6'3" (2.62 x 1.93 )

Worksurface with sink & drainer, integrated washing machine, double glazed window to rear, door off allowing access to rear.



## W.C

Wash hand basin vanity, w.c, central heated radiator, double glazed window to side.

## Landing

An airy landing with doors off to all first floor accommodation, airing cupboard, loft access, central heated radiator.

## Master Bedroom

**16'2" x 13'3" (4.95 x 4.05 )**

Ample fitted wardrobes, double glazed window to front overlooking the fields, door off to en-suite, central heated radiator.



## En-Suite

Shower, wash hand basin, w.c, heated towel rail, double glazed window to front, shaver socket.

## Bedroom 2

**13'7" x 9'8" (4.15 x 2.96 )**

Fitted wardrobes, double glazed window to front overlooking the fields, central heated radiator.



## Bedroom 3

**10'5" x 8'10" (3.18 x 2.71 )**

Fitted wardrobes, double glazed window to rear, central heated radiator.

## Bedroom 4

**9'10" x 9'9" (3.00 x 2.98 )**

Double glazed window to rear, central heated radiator.

## Bathroom

Bath, shower, wash hand basin/w.c vanity, central heated radiator, double glazed window to rear.

## Garden Room

**11'9" x 11'6" (3.59 x 3.51 )**

Double doors open into the garden, vaulted ceiling with skylight, central heated radiator.

## Garden

A private & peaceful garden with usable tiers ranging from generous patio, tidy lawn along with additional spacious decking that is truly ideal for summer evenings spent with friends & family along with an additional summer house.



## Double Garage

**15'7" x 15'7" (4.75 x 4.75 )**

Electric up & over door to front, power & lighting throughout, door to rear allowing access to the garden.

## 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.

## 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.

## 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.

## Council Tax Band F

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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