

LexAllan

local knowledge **exceptional service**

5 Redlake Drive, Pedmore, Stourbridge, DY9 0RX

5 Redlake Drive is one of Stourbridge's most prestigious residential addresses, renowned for it's collection of beautiful, individual homes. The property is a substantial detached bungalow offering spacious and highly versatile step free accommodation and gas central heating throughout. The property benefits from secure, electrically gated access leading to ample driveway parking. Internally, the home features excellent double bedrooms, en suite and house bathroom, an L shaped lounge diner, a well appointed breakfast kitchen. A particular highlight is the superb entertainment room, offering flexible use as a billiard room, cinema room or additional living space depending on individual needs. The property is well placed for highly regarded local schools and is convenient to Stourbridge town centre and Hagley. For commuters, there are excellent transport links, Stourbridge train station providing convenient access to Birmingham, Worcester and London. The motorway network is also easily accessible, with links to the M5 and M6 nearby. Lex Allan Collection are delighted to bring this to market.



Reception Hallway
A welcoming spacious reception hallway, from which doors lead to all living areas and bedrooms. In addidition there are four storage cupboards, housing electric meters, shoe storage and additional hanging for coats.

Guest Cloakroom
Guest cloakroom fitted with flush WC and wash basin, complementary tiling to splash back.

L 'Shaped' Lounge - Dining Room
25'8" x 21'11" 29'6" (max)
An L-shaped lounge/dining room offers a well defined dining area, with patio doors opening out onto a private and sizeable garden. The lounge features a contemporary-style fireplace and further benefits from double - glazed windows overlooking to the rear , feature inserted spot lights, numerous sockets. Ideal setting for enetrtaining.

Entertainment Lounge
38'7" x 14'0"
A fantastic and versatile entertainment room currently used as a 'Billiard' room, having patio doors and upvc double glazed window overlooking to the rear garden, inserted spot lights, defined lounge area. This adaptable space could easily serve as a cinema room, further reception room depending on your needs.





Breakfast Kitchen
16′0″ x 10′0″
Having a range of wall and base mounted units with complementary worktop surfaces and tiles to splashback areas. Feature island seating area, sink with mixer tap and integrated appliances include, fridge, freezer, eye level double oven cooker, dishwasher, washing machine, 4 gas ring hob with contemporary extractor fan above. Double glazed window overlooking to the rear of the property.

Bedroom One
13′11″ x 13′0″
Impressive master bedroom having double glazed window overlooking to the rear, contemporary style sliding wardrobes along one wall, housing tv, several sockets, and inserted spot light feature over bed. Door leading to en suite.

En Suite
12′11″ x 5′6″
En suite having double walk in shower, low flush wc and pedestal hand washbasin

Bedroom Two
11′0″ x 10′4″
A further double bedroom, offering generous proportions and bright airy feel. Double fitted wardrobe, double glazed window overlooking to front.

Bedroom Three
12′9″ x 9′2″
Currently utilised as a study, this versatile room offers the proportions of a double bedroom,. It benefits from a fitted double wardrobe, double glazed window overlooking to the front.

House Bathroom
9′4″ x 7′2″
A well proportioned house bathroom, the suite comprises of panelled bath, separate shower cubicle, pedestal hand wash basin, and low flush wc. The room is finished with complementary tiling, co ordinated flooring. Obscured double glazed window overlooking to the front.

Garage
18′6″ x 17′1″
An inner hallway leads from the entertainment room to a fire door providing access to the garage. The garage is equipped with an electric door and benefits from power.

Outside
The rear garden features a large patio area with a central feature. A pathway leads around a well maintained lawn, complemented by mature trees and shrubs, creating an attractive outdoor space, side access to front via gate. The property also benefits from access to the front via electric gates, opening onto a substantial driveway providing parking for at least six vehicles.







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.

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.

Council Tax Band G








Bridgnorth Rd
WOLLASTON
Stourbridge
Hillfields Rd
Stourbridge Rd
LYE
Park Rd
Colley Ln
South Rd
Mary
Stevens Park
OLDSWINFORD
Grange Ln
Oldnall Rd
The Broadway
NORTON
Hagley Rd
Wollescote Rd
Wynall Ln S
PEDMORE
WOLLESCOTE
PEDMORE
FIELDS
Racecourse Ln
Norton Rd
Lutley Ln
IVERLEY
Kidderminster Rd
Hagley Causeway
Hagley
Hagley Hall
Lower Clent
WEST HAGLEY
Clent Hills
Country Pk
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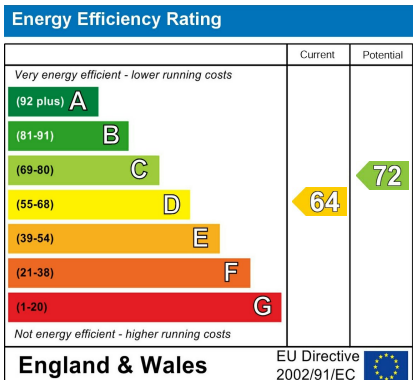


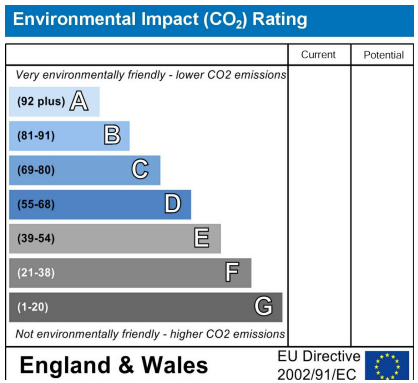


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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