



LexAllan

local knowledge exceptional service

23A Swindell Road, Pedmore, Stourbridge, DY9 0TL

**** JUST TAKE A LOOK AT THE ACCOMMODATION ON OFFER ****

This charming detached bungalow has been well maintained over many years of ownership & is now ready for its next custodian. Nestled one on of Pedmore's most sought after addresses you are truly surrounded by superb amenities & transport links. Now being offered with no upward chain, this is a must view.

In brief the property comprises; entrance hall, lounge, dining room, kitchen with utility off. Master bedroom with en-suite, two further well sized bedrooms & house shower room. Not forgetting the gated driveway to front with a double garage to the side. With a sweeping rear garden that is a true asset to NO.23A. Call us today to arrange your viewing.



Approach

Secure gated driveway leads to the property with ample parking to front.

Entrance Hall

Spacious hall with doors off to all accommodation, airing cupboard, loft access, two central heated radiators.

Lounge

19'7" x 12'0" (5.99 x 3.68)

Centred gas fire, patio doors open into the garden, central heated radiator.

Dining Room

10'9" x 9'10" (3.28 x 3.02)

Patio doors open into the garden, central heated radiator.



Kitchen

16'2" x 7'4" (4.95 x 2.24)

Variety of wall & base units, electric oven with four ring gas hob, sink & drainer, plumbing for dishwasher, breakfast bar, double glazed window to rear, opening to the utility, central heated radiator.

Utility

6'10" x 6'0" (2.09 x 1.84)

Plumbing for washing machine, door to garden, tiled flooring, central heated radiator.



Bedroom 1
15'3" x 11'8" (4.66 x 3.57)

Bay window to front, fitted wardrobes, central heated radiator.

En Suite

Bath with shower over, wash hand basin, w.c, central heated radiator, double glazed window to front.

Bedroom 2
11'8" x 9'8" (3.57 x 2.96)

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

Bedroom 3
7'4" x 7'2" (2.26 x 2.19)

Two double glazed window to front, central heated radiator.

Shower Room

Shower, wash hand basin, w.c, tiled flooring, central heated radiator.

Double Garage
17'10" x 17'5" (5.46 x 5.33)

Doors to front, power & lighting through

Garden

True asset is this private & peaceful rear garden that sweeps around the property offering multiple patio area, tidy lawns along with mature beds 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.



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.



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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

LexAllan

local knowledge exceptional service