

LexAllan

local knowledge **exceptional service**

64 St. Peter's Road, Pedmore, Stourbridge, West Midlands, DY9 0TU

** WE HOLD THE KEYS TO YOUR PERFECT DOWNSIZE! **

Looking for a comfortable home that combines space, convenience and easy maintenance? This well maintained, two bedroom semi detached bungalow could be just what you've been searching for! Situated on one of Pedmore's most sought after addresses, this appealing home offers spacious, single storey living, making it an excellent choice for those looking to downsize without compromising on comfort or living space.

The accommodation briefly comprises an entrance hall, a welcoming lounge, a fitted kitchen, two generous double bedrooms, a shower room and a useful rear conservatory, providing additional space to relax and enjoy the garden throughout the year. Outside, the property benefits from a peaceful, low-maintenance garden, ideal for enjoying the warmer months without the burden of extensive upkeep, together with the added convenience of a detached garage.

Offered with NO UPWARD CHAIN, this attractive bungalow presents an excellent opportunity for buyers looking to make their next move with greater ease.

Don't miss out! Call today to arrange your viewing and discover the potential of your next home.











Approach
Driveway to front with decorative lawn & mature shrubs.

Porch
Door off to entrance hall.

Entrance Hall
Spacious hall with doors off to all accommodation, central heated radiator.

Lounge
16'4" x 11'10" (4.98 x 3.63)
Electric fire with surround, double doors open into the conservatory, door off to kitchen, central heated radiator.

Kitchen
10'5" x 7'8" (3.18 x 2.34)
Variety of wall and base units, sink with drainer and mixer tap, tiled splashback, stable door giving access to the garden, doubled glazed window to rear, under counter integrated white goods.

Bedroom 1
12'2" x 12'0" max (3.71 x 3.66 max)

Fitted wardrobes, double glazed bay window to front, central heated radiator.

Bedroom 2
9'11" x 8'10" (3.03 x 2.70)

Double glazed bay window to front, central heated radiator.

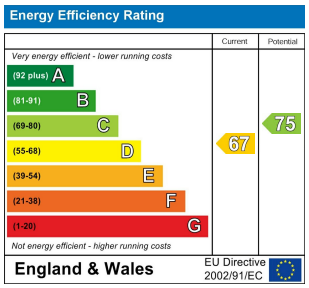
Shower Room
A modern wet room with shower, wash hand basin, w.c, double glazed window to side, airing cupboard, central heated radiator.

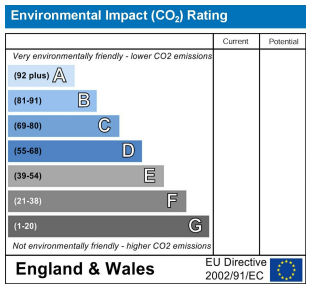
Garden
A true asset is this charming peaceful garden with tidy patio, decorative artificial lawn area with a border of mature shrubs, side access allowing access to the frotn along with garage access to.

Garage
17'1" x 8'3" (5.22 x 2.52)

Up & Over door to front, power & lighting through.

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.

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