



**LexAllan**

local knowledge exceptional service

51 Stevens Road, Pedmore, DY9 0XN



**\*\* SOUGHT AFTER ADDRESS, SOUGHT AFTER BUNGALOW \*\***

This two bedroom semi detached bungalow is now ready for its next chapter. Nestled on one of Pedmore's most sought after addresses, this truly is ideal for those looking to downsize. Offering spacious accommodation & offered with no chain, this is a must view. In brief the property comprises; entrance hall, lounge, kitchen, two double bedrooms and shower room. To the rear is a peaceful garden along with parking to front & detached double garage. Call today to arrange your viewing.



**Approach**

Block paved driveway leading to garages, lawn on the front with beds of flowers.

**Entrance hall**

Double glazed door to side, double glazed window to side & central heated radiator.

**Kitchen**

**11'0" x 6'8" (3.378 x 2.038)**

Kitchen briefly comprising; wall and base units, inset sink and drainer, splashback tiling, electric hob, cooker hood extraction fan, integrated oven, integrated fridge, integrated freezer and an integrated dishwasher, double glazed window to front along with door access to the side.

**Lounge**

**10'11" x 16'4" (3.335 x 4.987)**

Gas fireplace with surround, double glazed window to front, central heated radiator.

**Bedroom 1**

**11'11" max x 8'11" (3.635 max x 2.720)**

Fitted wardrobes, double glazed window to rear over looking the garden, central heated radiator.

**Bathroom**

Double glazed window to side, wc, whb, shower cubicle, radiator, partial tiling.





Bedroom 2  
10'2" x 12'9" (3.106 x 3.895)

Double glazed door to rear, two double glazed windows to rear, central radiator.(currently used as an additional sitting room)

Rear Garden

Paved patio area with stone chippings and steps to landscaped second tier.

Double Garage

Doors to front allowing access.

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

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 65      | 75        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |





