



**LexAllan**

local knowledge exceptional service

43 Lychgate Avenue, Stourbridge, DY9 0TS

**\*\* PRIME PEDMORE LOCATION, NOW OFFERED WITH NO UPWARD CHAIN \*\***

This three bedroom semi detached family home has been truly well maintained throughout the years of ownership & is now ready for its next custodian. Nestled on one of Pedmore's most sought after addresses you are surrounded by local amenities & five star schooling options.

In brief the property comprises; entrance hall, lounge/diner, kitchen, garden room, utility & guest w.c. To the first floor are three bedrooms & house shower room. A peaceful rear garden can be found along with off road parking & garage to the front.

Call us today to arrange your viewing for this property!

### Approach

Driveway to front providing off road parking along with tidy decorative slate front garden.

### Entrance Hall

Spacious hall with stairs rising to first floor, under stairs storage, central heated radiator.

### Lounge/Diner

22'10" x 10'10" (6.97 x 3.31 )

Open planned living with patio doors to the rear opening into the garden, double glazed window to front, two central heated radiator.

### Kitchen

18'1" x 7'5" (5.52 x 2.27 )

Variety of wall and base units, Rangemaster style oven, sink and drainer, double glazed window to rear, opening to the garden room, door off to utility, central heated radiator.

### Utility

Plumbing for washing machine, door off to garage & w.c, sink & drainer.

### W.C

Wash hand basin, w.c.

### Garden Room

14'7" x 9'9" (4.45 x 2.98)

Door off to garden, central heated radiator.



### Landing

Doors off to all first floor accommodation, double glazed window to side.

### Bedroom 1

13'2" x 10'5" (4.02 x 3.20)

Double glazed window to front, central heated radiator.

### Bedroom 2

10'2" x 10'0" (3.11 x 3.07)

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

### Bedroom 3

6'4" x 6'2" (1.95 x 1.90)

Double glazed window to side.

### Shower Room

Shower, wash hand basin, w.c, central heated radiator, spot lights, double glazed window to rear.

### Garden

Offering a low maintenance rear garden boasts a paved area perfect for outdoor furniture and entertaining guests.

### Garage

Roller shutter door to front, power & lighting 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
60	79
England & Wales	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

## 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.

## 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

**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.



We have made every effort to ensure the accuracy of the floor plan (based on measurements) of this property. However, there will still be some errors and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should not be relied upon for any legal or financial purposes. The actual dimensions and quantities may vary from those indicated and the purchaser should verify the accuracy of the floor plan before completion. Made with Blueprints 12/2020



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