

LexAllan

local knowledge **exceptional service**

24 Wollescote Road, Pedmore, Stourbridge, West Midlands, DY9 7JJ

** Beautifully Presented Three Bedroom Detached Dormer Bungalow **

A beautifully presented three bedroom detached dormer bungalow, ideally situated on a tree lined road in the sought after area of Pedmore. The property is conveniently located close to attractive parkland, well regarded schools and Stourbridge Junction Train Station.

Finished to a high standard throughout and presented in a contemporary style, the property offers exceptionally well maintained and versatile accommodation. The quality and presentation are best appreciated through an internal inspection.

The accommodation comprises; entrance hall, lounge, kitchen/diner, utility, conservatory along with bathroom & bedroom two nestled on the ground floor. To the first floor is the master bedroom with en-suite, further bedroom three/study. To the rear is a private garden along with garage & ample parking to front.













Approach
Driveway to front providing off road parking for multiple vehicles.

Entrance Hall
Access through a recently fitted composite door with triple glazed unit in, spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

Lounge
14'0" x 12'5" (4.29 x 3.81)
French doors open into the garden, central heated radiator.

Kitchen
16'0" x 11'0" (4.90 x 3.36)
Fitted with a range of matching white gloss base units, complemented by work surfaces and an integrated fridge. Integrated appliances include a NEFF table oven and induction hob. The room benefits from recessed LED ceiling lights, a radiator, double-glazed window to the rear and double-glazed patio doors opening into the conservatory. Door providing access to the utility room.

Utility
12'0" x 7'6" (3.66 x 2.31)
Fitted with a range of base units and work surfaces, with plumbing provided for a washing machine and dishwasher. A wall-mounted combi boiler with smart thermostat was installed in November 2019. The room benefits from dual-aspect double-glazed windows to the front and side elevations, a radiator, and a door providing access to the front of the property.

Conservatory
12'0" x 8'11" (3.67 x 2.74)
Patio doors open into the garden with decked area adjoining,

Bedroom 2
10'11" x 10'7" (3.35 x 3.24)
Double glazed window to front, central heated radiator.

Landing
A bright & airy landing with doors off to all first floor accommodation, double glazed window to front, central heated radiator.

Bedroom 1
17'5" x 14'6" (5.31 x 4.43)
Door off to en-suite, two skylights allowing the natural light to flood in, spot lights, central heated radiator.

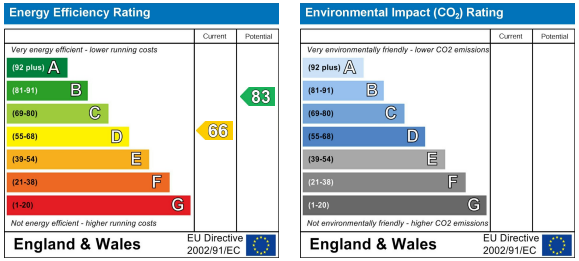
En-Suite
Bath, wash hand basin, w,c, spot lights, skylight, central heated radiator.

Bedroom 3/Study
9'4" x 8'2" (2.85 x 2.49)
Skylight to rear, central heated radiator.

Garden
Private rear garden with decked area, leading to a generous lawn area with a border of mature shrubs, door off to garage.

Garage
15'11" x 9'10" (4.86 x 3.01)
Up & over door to front, power & lighting through, water tap.

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.









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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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