



**\*\* DO NOT MISS THIS OPPORTUNITY TO PURCHASE \*\***

Are you looking to upsize to a well known address in Pedmore? Brockmoor Close is surrounded by superb local amenities, schooling options for all ages & within walking distance to Stourbridge Junction for all you commuters. Having been extended & modernised by the current owners, this is ideal for those looking for accommodation that is move in ready.

In brief the property comprises; large open planned dining area with bespoke bench seating, lounge, modern handcrafted kitchen with integrated appliances. Being an upside down house the stairs lead down to the master bedroom with en-suite, two further double bedrooms, modern fitted shower room, fourth bedroom is currently being used as a walk in dresser with bespoke cabinets & not forgetting the utility cupboard! An easy to maintain garden can be found to the rear along with off road parking to the front. Call us today to arrange your viewing!

### Approach

Driveway to front with tidy lawn area

### Entrance Hall

Opening to the dining area, tiled flooring, large cloak cupboard.

### Dining Area

17'7" x 10'4" (5.36 x 3.15 )

Open planned space with opening to the lounge, bespoke fitted bench seating & fitted cabinet, double glazed window to side, stairs leading down to the bedrooms, central heated radiator.

### Lounge

21'5" x 10'6" (6.54 x 3.22 )

Electric fire with surround, dual aspect double glazed windows to front & rear, central heated radiator.

### Kitchen

10'1" x 9'10" (3.09 x 3.01 )

Hand built in frame kitchen with a variety of wall & base units, large larder corner cupboard, dovetail draws, 'Bosch' integrated appliances include electric oven, induction hob & dishwasher, Quartz worktops, inset sink with mixer boiling tap, double glazed window to rear, space for american style fridge/freezer.



### Hall

Spacious hall with doors off to all accommodation, large utility cupboard with plumbing for washer & dryer, fitted shelving for storage, under stair additional cupboard, door off to garden, central heated radiator.

### Master Bedroom

12'11" x 9'0" (3.94 x 2.76 )

Bespoke fitted wardrobes, door off to en-suite, double glazed window to rear, spot lights, central heated radiator.

### En-Suite

Large walk in shower, wash hand basin, w.c, heated towel rail.

### Bedroom 2

11'9" x 11'7" (3.59 x 3.54 )

Bespoke fitted wardrobe, double glazed window to front, central heated radiator.

### Bedroom 3

11'9" x 10'9" (3.59 x 3.28 )

Bespoke fitted wardrobe with desk space, double glazed window to side, central heated radiator.

### Shower Room

Large walk in shower, bespoke wash hand basin with vanity under, w.c, heated towel rail, built in shelving & storage cupboard.

### Bedroom 4

8'3" x 5'3" (2.53 x 1.61 )

Currently used as walk in dresser with bespoke fitted wardrobes with dressing table, double glazed window to rear, central heated radiator.

### Garden

Private & peaceful garden with tidy artificial lawn area, secure side access leading to front.

### 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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