



**LexAllan**

local knowledge exceptional service

10 Swindell Road, Pedmore, Stourbridge, West Midlands, DY9 0TN

This stunning 'turn key ready' three bedroom extended detached family home sits at this highly sought after residential address of Swindell Road, making it ideal for nearby sought after schools, amenities and great commuter links.

The property comprises of driveway leading to garage, porch, welcoming entrance hall, lounge, sitting room, extended kitchen/diner, downstairs WC, side store and lean to. To the first floor are three great sized bedrooms, the second with en suite as well as high quality house bathroom. Finally an attractive mature garden to the rear.

Viewings are highly recommended to appreciate the high quality and spacious accommodation on offer.

#### Approach

Driveway to front offering parking for a number of cars, flower beds with mature shrubs, access to side passage, garage, store and main entrance door.

#### Porch

Door to front.

#### Entrance Hall

Central heating radiator and stairs and doors off.

#### Lounge

15'8" x 16'4" (4.8 x 5.0)

Sliding door to rear garden, double glazed windows to rear, central heating radiators and gas fire.

#### Sitting Room

14'9" x 10'2" (4.5 x 3.1)

Double glazed window to front and central heating radiator.

#### Kitchen

24'7" x 11'9" (7.5 x 3.6)

Range of wall and base units with work surface over incorporating sink with mixer tap, induction hob with extractor hood over, integrated oven, fridge, freezer, wine fridge, dishwasher, skylight, double glazed window and door to rear and side, breakfast bar and central heating radiator.

#### Lean to

Door to front and rear.

#### WC

Double glazed window to front, WC, wash hand basin with mixer tap and storage below, cupboard off and central heating radiator.

#### Garage

16'0" x 8'2" (4.9 x 2.5)

Main garage door to front.

#### Store

Door to front and rear.



#### Landing

Double glazed window to front, cupboard off, central heating radiator and access to loft space.

#### Bedroom One

14'5" x 11'5" (4.4 x 3.5)

Double glazed window to rear and central heating radiator.

#### Bedroom Two

13'1" x 8'10" (4.0 x 2.7)

Double glazed window to rear, central heating radiator and built in wardrobe.

#### Bedroom Three

11'5" x 10'9" (3.5 x 3.3)

Double glazed window to front, central heating radiator and under eaves storage off.

#### En suite

Double glazed window to side, WC, wash hand basin with mixer tap and storage below, heated towel rail, shower, extractor fan, tiled floor and walls.

#### House Bathroom

Double glazed window to front, WC, bath with mixer tap and shower over, wash hand basin with mixer tap and storage below, heated towel rail, tiled floor and walls and extractor fan.

#### Rear Garden

Patio area steps down to lawned garden with flower beds, mature hedges and fencing to enclose.

#### 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.

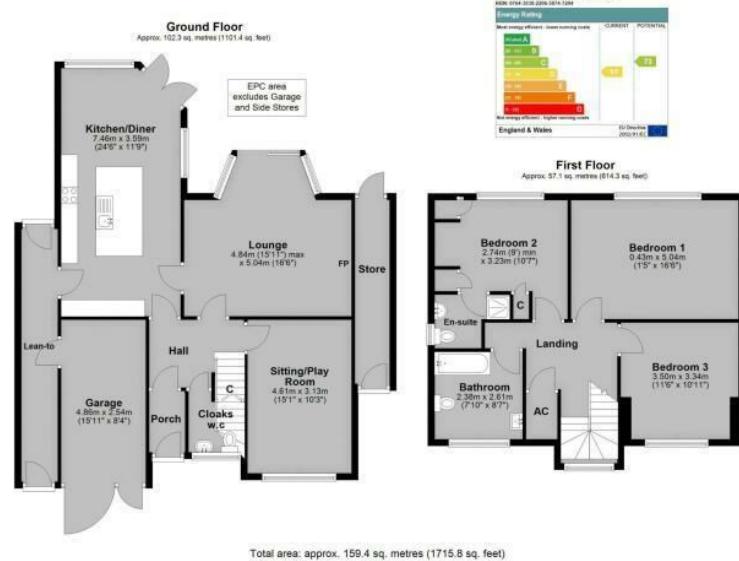
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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 doing so. If you have any queries regarding the above, please feel free to contact us.

#### 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.

#### Council Tax Band F





**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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