



LexAllan

local knowledge exceptional service

5, Pedmore Mews Worcester Lane, Pedmore, Stourbridge, DY8 2PY



The Property

Lex Allan is proud to present this GROUND FLOOR, TWO BEDROOM apartment which is situated in a highly sought after location in PEDMORE. Being situated within a stones throw of Stourbridge golf course, Hagley village and all commuter links. Upon approach you will be greeted by electric security gates to gain access to the allocated car park with additional visitor spaces. In brief this property comprises; Security intercom entrance, L shape entrance hall, Lounge/dining room, Kitchen, Master bedroom, En-suite, Bedroom two and Bathroom. * This property has a tenant in situ therefore we are offering this property to investment purchasers only.

Entrance Hall

With door to front and doors to various rooms.

Lounge/Dining Room

13' 08 x 25' 02 (max) (4.17m x 7.67m (max))

With double glazed window and doors to rear elevation leading to small gravel courtyard.

Kitchen

12' 11 x 10' 10 (3.94m x 3.30m)

With double glazed window to rear elevation, stainless steel sink/drain, electric oven with electric hob and a variety of modern wall and base units.

Master Bedroom

15' 08 x 13' 00 (max) (4.78m x 3.96m (max))

With double glazed window to side elevation, built in wardrobe and door into En-suite.

En-suite

With shower, W.C and wash hand basin.

Bedroom Two

14' 10 x 11' 00 (4.52m x 3.35m)

With double glazed window to side elevation and built in wardrobe.

Bathroom

With double shower, W.C and wash hand basin.



The Location

Perfectly situated to take full advantage of Pedmore and Hagley having excellent local schools and day to day shops, the location is also ideal for easy access to motorway networks via the M5 at Halesowen or Bromsgrove as well as railway services from Stourbridge Junction. Regarded as one of Stourbridge premier residential neighbourhoods, Pedmore lies close to pleasant countryside .

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 £175 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.

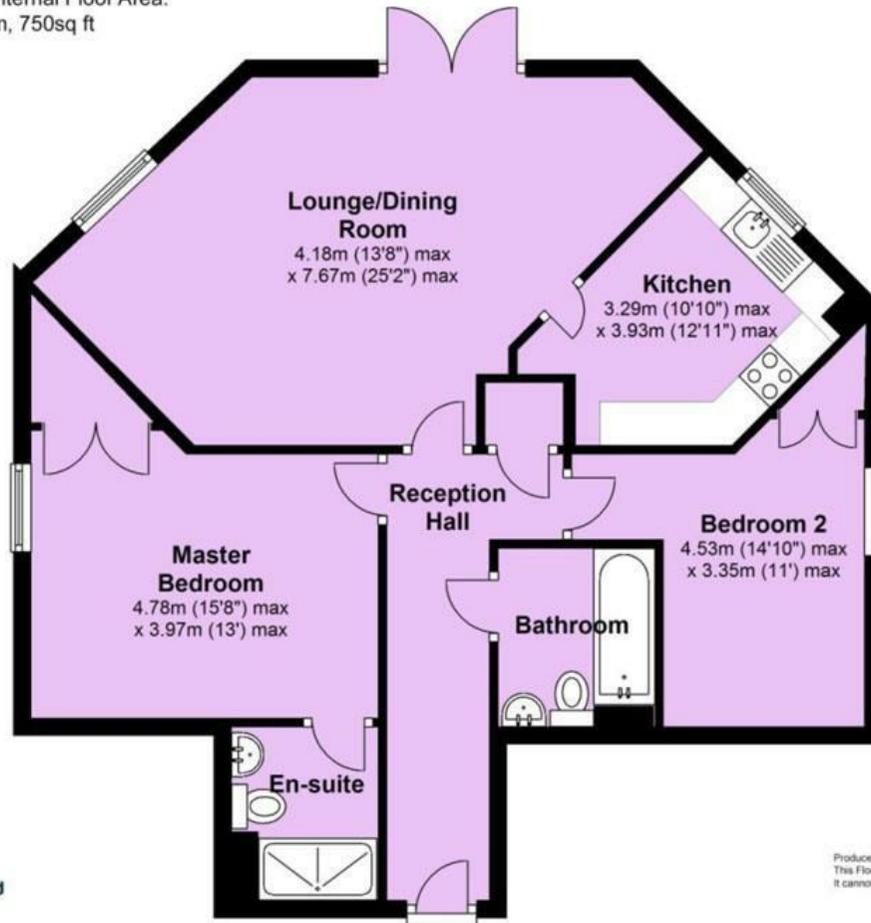
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 25% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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.



Ground Floor

Approximate Gross Internal Floor Area:
Ground Floor: 70sq m, 750sq ft



E.C.L.
EnergyCom Ltd

Produced by ECL, www.energy-survey.com
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.



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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