



**LexAllan**  
**Grove** *Village*

60 Milestone Drive, Hagley, Stourbridge DY9 0LH

*...doing things differently*

Guide Price £420,000

FOUR BEDROOM EXTENDED FAMILY HOME SITUATED CLOSE TO THE HEART OF HAGLEY VILLAGE ON A POPULAR ESTATE. The property is within walking distance of the village and the local amenities, including being close to the excellent local Hagley Primary School and High Schools. It also offers brilliant opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network. The ever popular National Trust Clent Hills is also a short distance for those wishing to be outdoors.

The property comprises of a welcoming hallway with doors leading to a large kitchen dining room, lounge, two double bedrooms, study/fifth bedroom and downstairs shower room. On the first floor there is two further bedrooms and a refurbished family bathroom. The garden offers plenty of space for entertaining with two separate gated areas with lawn, decking, patio and benefits from a summerhouse! Viewings are highly recommended to appreciate this family home! EPC=F Agents note: new EPC to be confirmed due to renovations. 25/1/24 V1 EJ







## Approach

via pathway with stone chipped driveway and lawn area, leading to front door.

## Hallway

Central heated radiator, access to understairs storage, doors radiating to:

### Lounge 16'0" x 11'1" max 9'10" min (4.9 x 3.4 max 3 min)

Double glazed window to front, central heated radiator, feature fireplace with stylish electric style log burner and mantle over.

### Kitchen Dining Room 21'3" max 7'6" min x 11'9" max 7'10" min (6.5 max 2.3 min x 3.6 max 2.4 min)

Double glazed windows and French doors to rear, central heated radiator, wood effect flooring, door to pantry/store cupboard, fitted wall and base units with work surface over, integrated tumble dryer, dishwasher and microwave. Four ring electric hob and oven with extractor fan over, sink with drainage and space/plumbing for white goods.

### Bedroom Three 8'6" x 13'5" (2.6 x 4.1)

Double glazed window to front, central heated radiator.

### Bedroom Four 11'9" x 8'10" (3.6 x 2.7)

Double glazed window to rear, central heated radiator. Agents note: further recess into doorway not measured.

### Study/Bedroom Five 9'10" x 11'1" (3 x 3.4)

Double glazed window to front, central heated radiator.

### Downstairs Shower Room 8'6" x 5'6" (2.6 x 1.7)

Double glazed window to side, chrome heated towel radiator, wood effect flooring, wash hand basin low level w.c. and large walk in shower.

## First Floor Landing

Double glazed obscured window to side, access to airing cupboard housing boiler and doors opening into:

### Bedroom One 11'9" max x 11'1" max 10'2" min (3.6 max x 3.4 max 3.1 min)

Double glazed window to front, central heated radiator.

### Bedroom Two 11'1" max x 11'1" max (3.4 max x 3.4 max)

Double glazed window to rear, central heated radiator, access to eaves storage.

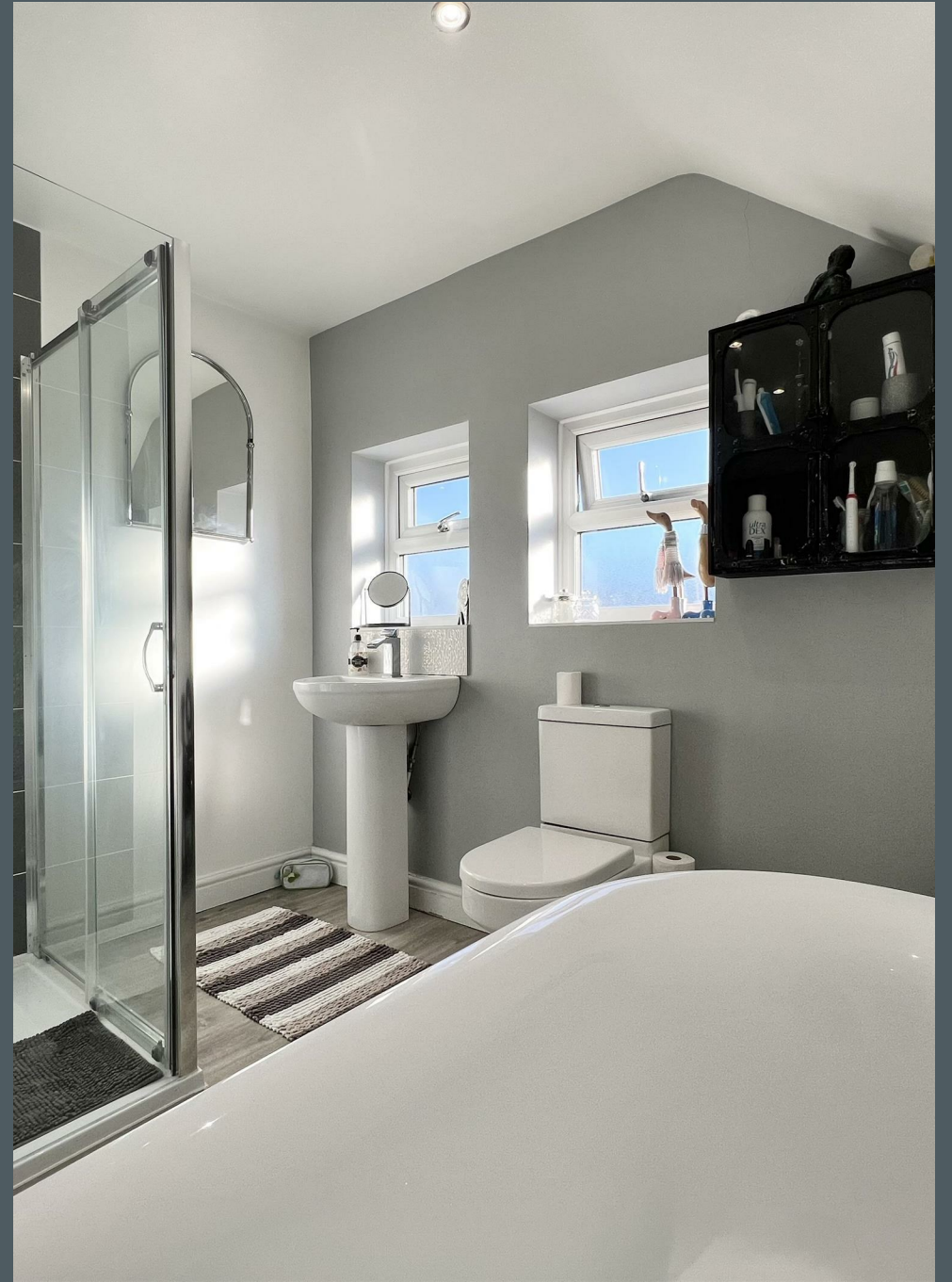
### Bathroom 9'10" max 6'2" min x 8'10" max 5'6" min (3 max 1.9 min x 2.7 max 1.7 min)

Double glazed obscured window to side, chrome feature radiator, wood effect flooring, wash hand basin, low level w.c., free standing bath, oversized fitted shower cubicle with drench head over.











## Garden

Beautifully presented garden split into two areas with large patio area with summer house and a separate lawn area with raised decking. Perfect for entertaining!

## Council Tax

Tax band is D.

## Tenure

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.

## Referral Fee's

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 20% 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.

## Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.



# Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

*...here's just a few of them*



*Destina by Good Travel - dedicated travel experts*



*fig & favour - modern food emporium*



*Hagley Bridal Studio - exceptional service*



*Our PlaiCe - award-winning fish & chips*



*Paddocks - choice cuts from the choice of villagers*



*Robinson & Sproson - professional eye care*



*West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts*



*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

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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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**LexAllan  
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