



LexAllan
Grove *Village*

...doing things differently
5 Rooks Meadow, Hagley, Stourbridge DY9 0PT

Guide Price £600,000

Lex Allan & Grove Village are pleased to present this four bedroom detached family home in the heart of Hagley! Located on a quiet cul de sac, the property is within walking distance of the high-street where you will find various shops, eateries, a doctors surgery and a dentist. The local primary school and high schools are also a short walk away, making this home perfect for growing families!

The property comprises of welcoming entry hall, living room, dining room, newly fitted kitchen and w.c. Upstairs you will find the large main bedroom with en-suite, a further three bedrooms, one with study and the family bathroom. The garden boasts a variety of seating areas to enjoy different sections of the garden and a large lawn area, making this space great for entertaining! EJ 13/10/23 V1 EPC=D







Approach

Via driveway with access to garage, garden and electric vehicle charging point.

Entrance hall

With door to front, central heating radiator and karndeian wood effect flooring. Stairs to first floor with storage underneath and doors radiating to:

Living Room 17'8" max 11'1" min x 18'4" max 10'9" min (5.4 max 3.4 min x 5.6 max 3.3 min)

With dual aspect double glazing windows to front and rear, sliding patio doors and two central heating radiators. Feature oak fireplace with electric fire and granite hearth.

Dining Room 14'1" max 11'1" min x 8'10" max 5'10" min (4.3 max 3.4 min x 2.7 max 1.8 min)

With double glazing bay window to rear, central heating radiator and door into kitchen.

Kitchen 12'5" x 17'0" (3.8 x 5.2)

With double glazing window to side and sliding patio doors to rear, central heating radiator and karndeian wood effect flooring. A variety of fitted Howdens wall and base units with quartz work surface over, sink with drainage and various integrated Neff appliances including oven, microwave, steam oven, plate warmer drawer, dishwasher, full length fridge and induction hob into kitchen island with extractor fan overhead. Integrated full length Blomberg freezer and space and plumbing for washing machine and tumble dryer. Wine cooler and built in pantry cupboard for storage.

Downstairs W.C. 5'6" x 3'3" (1.7 x 1.0)

With central heating radiator, karndeian wood effect flooring and tiling to splashback, low level w.c. and fitted corner wash hand basin.

Landing

With double glazing window to front and doors leading to bedrooms and bathroom.

Main Bedroom 13'9" max 10'5" min x 12'5" max 3'11" min (4.2 max 3.2 min x 3.8 max 1.2 min)

With double glazing window to rear, central heating radiator, storage cupboard and fitted sliding door wardrobe with housing Worcester Bosch combi boiler. Door leading to en-suite.

En-suite 6'2" max 3'11" min x 8'2" max 4'11" min (1.9 max 1.2 min x 2.5 max 1.5 min)

With obscured double glazing window to front, chrome heated towel rail and tiling to floor and splashback. w.c., pedestal wash hand basin and large shower cubicle with drench head.

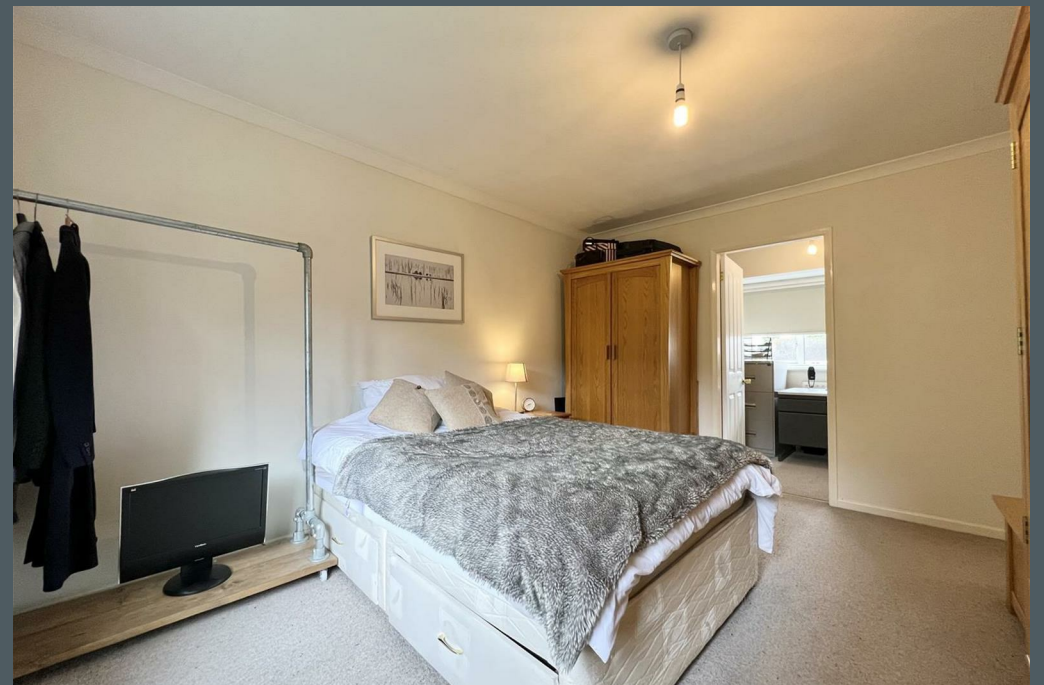
Second Bedroom 10'9" x 13'5" (3.3 x 4.1)

With double glazing window to rear, central heating radiator and door into study.













**Study 6'2" max 4'3" min x 10'9" max 7'10" min
(1.9 max 1.3 min x 3.3 max 2.4 min)**

With double glazing window to front and central heating radiator.

Third Bedroom 11'1" x 7'10" (3.4 x 2.4)

With double glazing window to rear and central heating radiator.

Fourth Bedroom 7'6" x 10'5" (2.3 x 3.2)

With double glazing window to rear, central heating radiator and loft access.

**Family Bathroom 5'6" max 0'3" min x 9'10" 3'11" min
(1.7 max 0.1 min x 3.0 1.2 min)**

With obscured double glazing window to front, chrome heated towel rail and tiling to floor and splashback, w.c. pedestal wash hand basin and fitted bath with shower over.

Garden

With various patio areas for seating, lawn and established borders. Access to side of property and into garage.

Garage

With up and over garage door, door for access from garden, lighting and electric points.

Council Tax Band

The council tax band is F.

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.

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.

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 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.

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

...doing things differently

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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