



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

*...doing things differently*

**11 Stourbridge Road, Hagley, DY9 0QS**

*Offers In Excess Of £599,950*

Beautifully presented four bedroom family home situated in Hagley. The property is within a short 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.

Approach via private driveway with communal outside space, private off road parking for numerous cars, garage, welcoming reception hallway, downstairs w.c., attractive lounge, beautiful dining kitchen, low maintenance recently landscaped rear garden with turfed lawn, raised sleeper borders and access to garage, first floor accommodation comprising of four bedrooms one with en-suite facilities and family bathroom. Internal inspection highly recommended. 7/6/23 V1 EJ EPC=D







### Approach

Half walled driveway with parking and bedding area to side, access to garage, double doors leading into porch.

### Porch

Enclosed porch with window to front, stain glass front door leading into:

### Hallway

Central heated radiator, obscured window, parquet flooring, access to under stairs cellar/storage, stairs to first floor and doors radiating to:

### Dining Room 13'5" x 15'1" max 12'1" min (into bay) (4.1 x 4.6 max 3.7 min (into bay))

Double glazed bay window to front, central heated radiator, engineered oak flooring.

### Lounge 13'1" x 16'0" (4 x 4.9)

Double glazed French doors to rear, stain glass window to side, central heated radiators, feature limestone fireplace with gas fire.

### Kitchen Breakfast 19'4" x 11'1" (5.9 x 3.4)

Double glazed sliding patio door to rear, central heated radiator, range of bespoke fitted Aristocraft units with quartz worksurface over with breakfast bar, Belfast sink with Quooker tap, integrated washing machine, dryer, dishwasher, full length fridge and freezer. Free standing five ring gas Rangemaster cooker with electric ovens and extractor fan over.

### Downstairs W.C.

Double glazed obscured windows to front and rear, central heated radiator, low level w.c. and wash hand basin.

### First Floor Landing

Double glazed window to side with stain glass flooding the area with light, doors radiating to:

### Bedroom One

Double glazed bay window to front, central heated radiator, door to en-suite.

### En-suite

Chrome heated towel rail, tiling to half wall and flooring, low level w.c., vanity wash hand basin and fitted shower with drench head over.

### Bedroom Two

Double glazed window to rear, central heated radiator, ample bespoke fitted wardrobes with matching chest of drawers.

### Bedroom Three 11'1" x 8'6" (3.4 x 2.6)

Double glazed window to rear, central heated radiator and built in storage.







### **Bedroom Four 11'1" x 6'2" (3.4 x 1.9)**

Double glazed window to front, central heated radiator.

### **Family Bathroom 9'2" x 7'10" (2.8 x 2.4)**

Two double glazed obscured windows to side, central heated radiator, tiling to floor and half walls, low level w.c., wash hand basin unit, large corner shower with drench head over and fitted bath with hand held shower.

### **Garden**

Newly landscaped garden with spacious patio with sleeper borders and steps leading to lawn area with established borders. Feature lighting with remote control and access to garage/front.

### **Garage 9'2" max 18'4" max (2.8 max 5.6 max)**

Up and over door, lighting, electric points and over head storage. Currently being used as a gym.

### **Council Tax**

Tax band is E.

### **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 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.







# 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*



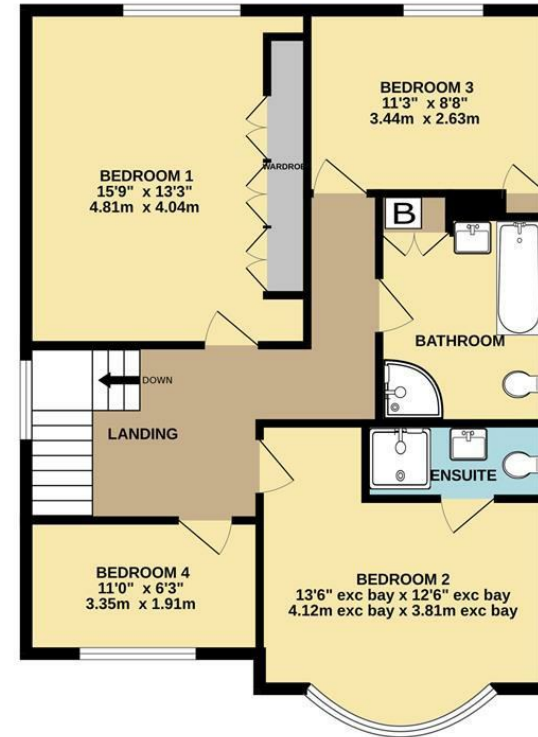
*Hagley Train Station*

*...doing things differently*

GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1773 sq.ft. (164.7 sq.m.) approx.

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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**LexAllan  
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local knowledge exceptional service