



LexAllan
Grove *Village*

...doing things differently
The Old Stables
Off Waggon Lane, Churchill, DY10 3LY
Guide Price £595,000

The Old Stables is a three bedroom characterful barn conversion situated in the beautiful Village of Churchill. It has been renovated to a beautiful standard, the exposed beams, brickwork and charming features. The property is also a short drive to nearby villages Blakedown, Hagley and Clent, offering the amenities of urban living with the benefit of a countryside location. Hagley and Blakedown train stations are a short distance and the property has easy access to the national motorway network making it a desirable location.

The property comprises of a welcoming hall opening into the dining room, kitchen, stunning lounge with feature fireplace and downstairs w.c. On the first floor you will find three excellent sized bedrooms, one of which with en-suite and family bathroom. The outside space offers plenty of space to entertain with private front and rear gardens. There is also an additional benefit of a double garage with mezzanine level and parking. This property is certainly not one to be missed and viewings are highly recommended! EJ 20/9/23 V1 EPC=D







Approach

Via stone chipped driveway and block paved pathway through front garden.

Entrance Hall

With double glazing window to rear, doors radiating to living room, w.c. and storage cupboard. Walkway through to dining room and kitchen, stairs leading to split level landing and travertine tiling to floor.

Living Room 13'9" max 12'1" min x 16'0" max 4'7" min (4.2 max 3.7 min x 4.9 max 1.4 min)

With dual aspect double glazing windows to front and rear, central heating radiator and gas fire with brick surround and feature beam mantle over.

Dining Room 9'6" x 16'0" (2.9 x 4.9)

With dual aspect double glazing windows to front and rear, two central heating radiators and travertine tiling to floor. Beautiful feature beams and step up into kitchen.

Kitchen 11'9" max 10'2" min x 16'0" max 5'2" min (3.6 max 3.1 min x 4.9 max 1.6 min)

With double glazing window to front, stable door to rear and further door to front. Central heating radiator, travertine tiling to floor and a variety of fitted wall and base units with granite work surface over. Integrated fridge and freezer, integrated dishwasher and Miele washing machine and tumble dryer. Falcon freestanding electric cooker with gas hob and extractor fan over, Belfast sink and housing Bosch gas boiler.

W.C.

With central heating radiator, travertine tiling to floor and tiling to splashback. Low level flush w.c. and vanity unit with storage.

Main Bedroom 14'5" max 8'6" min x 16'0" max 6'6" min (4.4 max 2.6 min x 4.9 max 2.0 min)

With double glazing window to front, central heating radiator, fitted storage and door to ensuite.

En-suite 7'6" max 6'2" min x 5'6" max 2'11" min (2.3 max 1.9 min x 1.7 max 0.9 min)

With double glazing window to rear, heated towel rail and tiling to splash back. w.c., pedestal wash basin and shower cubicle with power shower.

Second Bedroom 11'5" max (into storage) 9'6" min x 16'0" max 12'9" (3.5 max (into storage) 2.9 min x 4.9 max 3.9 min)

With double glazing window to front, central heating radiator and fitted storage.

Third Bedroom 9'6" max 8'6" min x 9'6" max 8'6" min (2.9 max 2.6 min x 2.9 max 2.6 min)

With double glazing window to rear, central heating radiator and fitted storage.









Family Bathroom 6'2" max 5'6" min x 7'10" max 2'3" min (1.9 max 1.7 min x 2.4 max 0.7 min)

With double glazing window to front, heated towel rail and tiling to splashback, w.c., pedestal wash basin and fitted bath.

Garden

With paved patio, well maintained lawn area with established borders and orchard area.

Garage 18'0" max 8'6" min (into door) x 21'7" max 19'0" m (5.5 max 2.6 min (into door) x 6.6 max 5.8 min)

With two double garage doors for access and single glazing round lead window to side. Mezzanine floor above for storage, lighting and electric points.

Council Tax Band

The council tax band for this property is F

Services

Mains gas, electric and sewerage.

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 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

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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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