



LexAllan
Grove *Village*

...doing things differently

14 Stourbridge Road, Hagley, Stourbridge DY9 0QT

Guide Price £475,000

Positioned set back off the Stourbridge Road, this three bedroom detached home is a dream come true! Situated near to the heart of Hagley village for those wanting country air, the trappings of village life as well coupled with incredible ease of access to Birmingham, London and the world via Birmingham International Airport. Within a short walk of Hagley High Street benefiting from access to all of the local amenities it has to offer including outstanding primary and secondary schools.

The property comprises of a welcoming hall way, three excellent reception rooms giving versatile living, a well equipped kitchen, conservatory and utility with w.c. On the first floor you will find three well proportioned bedrooms, family bathroom and separate w.c. The garden is an ideal spot for making family memories or just relaxing after work. This family home will certainly not disappoint and viewings are highly recommended. EJ 31/8/22 V2
EPC=D







Approach

Via block paved driveway, access to side and door leading to porch.

Porch

Windows to front, tiling to floor, front door leading to:

Hallway

Central heated radiator, stunning parquet floor, access to storage cupboard, stairs to first floor, Doors radiating to:

Front Reception Room 14'1" x 11'1" (into bay window) (4.3 x 3.4 (into bay window))

Double glazed bay window to front, central heated radiator, wood effect flooring.

Lounge 16'8" x 11'9" (5.1 x 3.6)

Double glazed windows and door to rear giving access to garden, central heated radiators, feature brick fireplace with gas fire.

Kitchen 14'9" max 5'6" min x 16'0" max 10'2" min (4.5 max 1.7 min x 4.9 max 3.1 min)

Double glazed window to rear, two velux windows, central heated radiator, access to pantry, feature wood panelling to walls, tiling to floor, fitted wall and base units with quartz work surface over, matching freestanding island with task worktop, one and half sink with drainage, five ring Range Master and gas cooker with extractor fan over, free standing dishwasher and space for American fridge freezer. Doors leading to:

Dining Room 14'9" x 7'10" (4.5 x 2.4)

Double glazed window to front, central heated radiator, wood effect flooring.

Conservatory 14'9" x 8'6" (4.5 x 2.6)

Double glazed windows and door to patio, wood effect flooring, door giving access to side and storage area, door to utility.

Utility/W.C.

Obscured windows to side and conservatory, feature flooring, low level w.c., sink, work surface with space/plumbing for white goods with tiled splashback and wall units above.

First Floor Landing

Obscured window to side central heated radiator, access to loft. Doors leading to:

Bedroom One 16'4" x 11'9" (5 x 3.6)

Double glazed window to rear, central heated radiator, fitted wardrobes and matching dressing table.

Bedroom Two 14'9" max 12'1" min x 11'1" (4.5 max 3.7 min x 3.4)

Double glazed window to front, central heated radiator, fitted wardrobes and storage.











Bedroom Three 15'1" max 7'6" min x 12'9" max 6'10" min (4.6 max 2.3 min x 3.9 max 2.1 min)

Double glazed windows to front and rear, central heated radiator, fitted wardrobes and storage. Agents note: restricted head height.

Family Bathroom 9'6" x 9'2" (2.9 x 2.8)

Double glazed obscured window to rear, half wall tiling, vanity wash hand basin unit, fitted corner shower, bath and feature chrome heated towel rail.

Separate W.C.

Double glazed window to side, low level w.c. and wash hand basin.

Garden

A perfect garden for summer evenings and entertaining. The patio is a useful space for family gatherings with lawn area beyond with established borders and a large shed/storage solutions.

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.

Council Tax Band

Band is F.

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



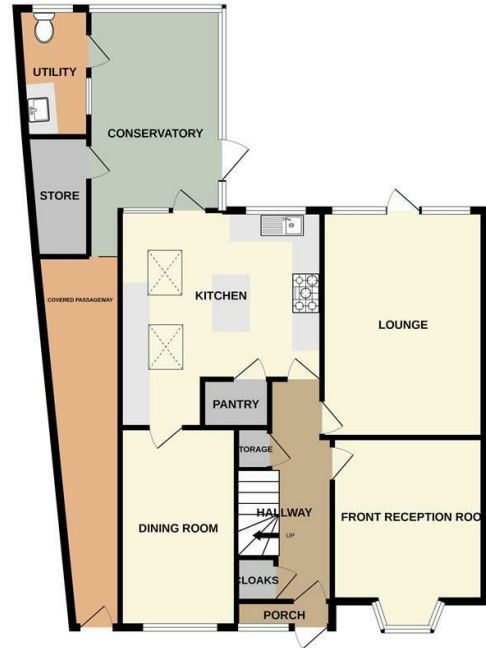
The Vine Inn, Clent - a favourite local haunt



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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property
professionalism
worldwide



**Lex Allan
Grove Village**

Lex Allan Grove Estate Agents
129 Worcester Road, Hagley
Worcestershire DY9 0NN

01562 270270

lexallangrove.com
hagley@lexallangrove.com