



LexAllan
Grove *Village*

...doing things differently

Middlefield, Ounty John Lane, DY8 2RG

Guide Price £1,300,000

Home with a view

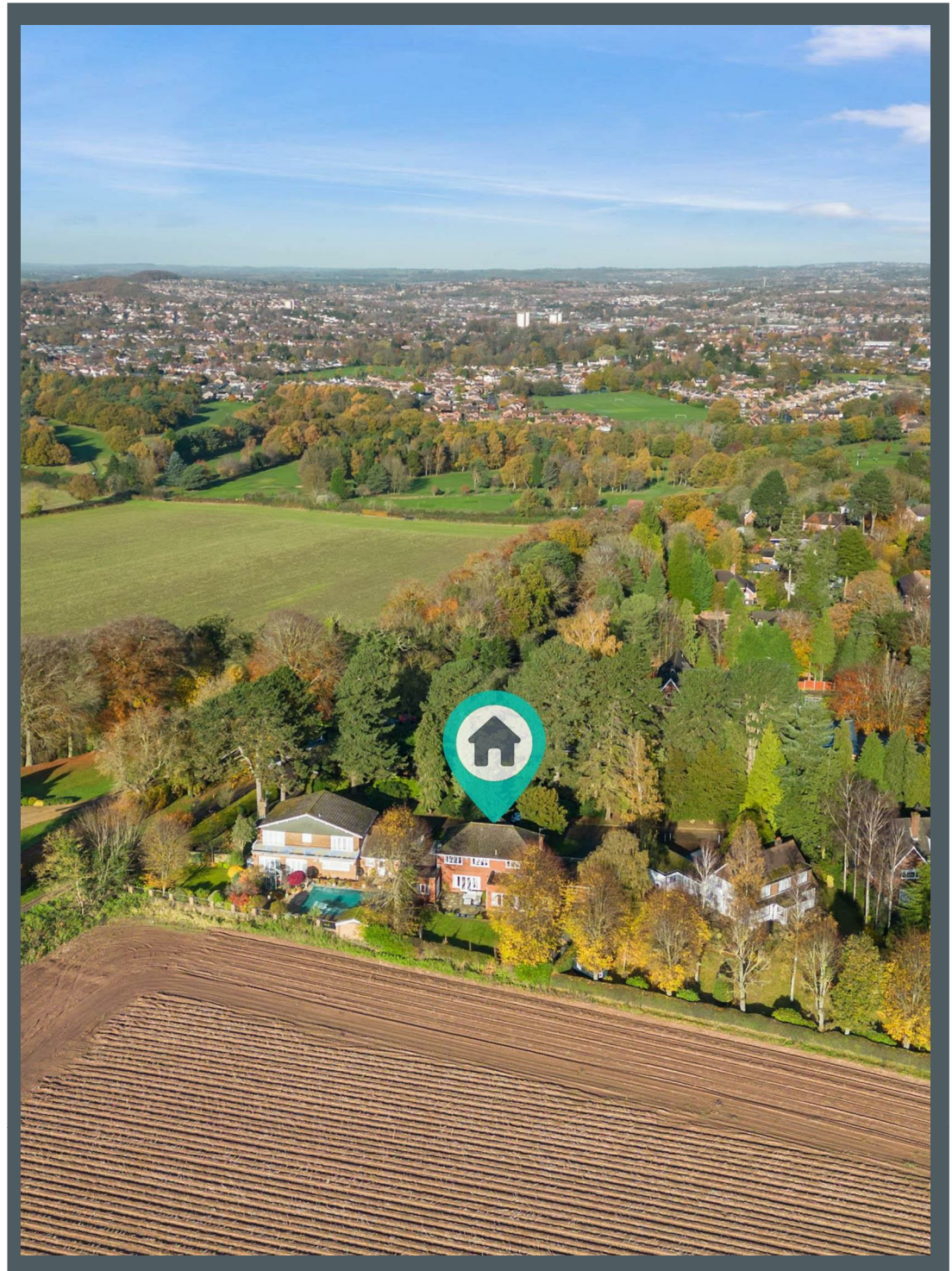
Proudly presenting this beautiful four bedroom detached property on the ever popular, exclusive Ounty John Lane!

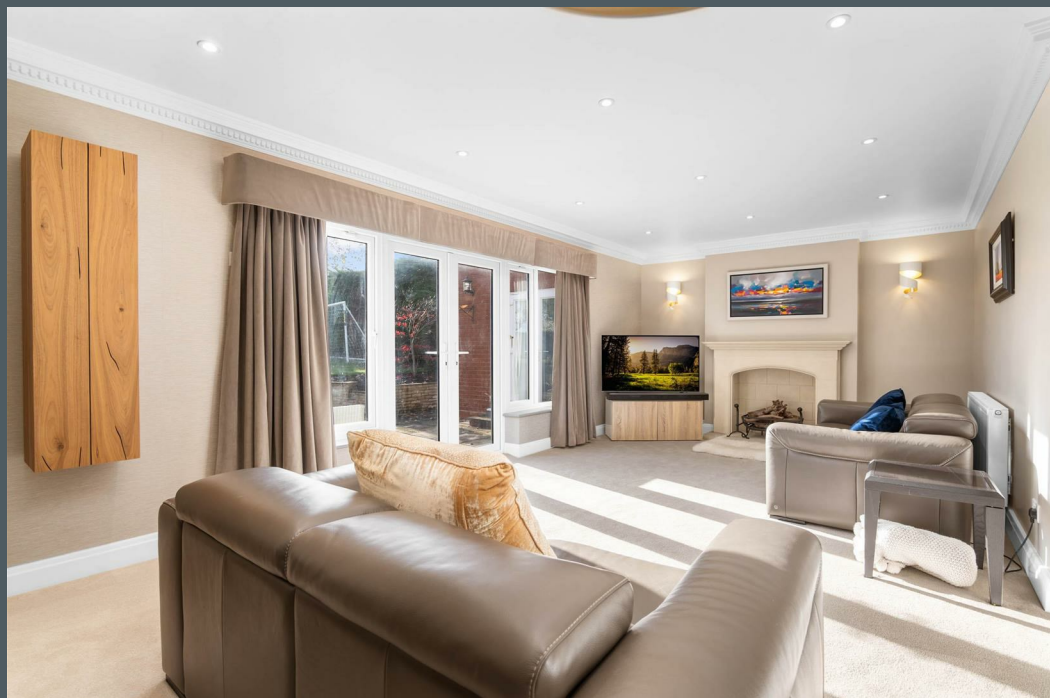
Accessed via private driveway for residents only, this home is just a short drive from the town of Stourbridge and nearby village of Hagley. Providing the perfect balance between urban and countryside living, this secluded location is ideal for those looking for somewhere private but still within easy reach of local amenities.

With excellent commuter links into Birmingham, Worcester and easy access to the national motorway network.

The property comprises a welcoming entry hall leading off into the beautiful kitchen diner, the snug, currently used as a cinema room, large lounge, office space and gym with its own shower room. Upstairs you will find four double bedrooms, two of which with en-suite and a good sized family bathroom. A large patio with lawn area makes for a great entertaining space during the summer months, with views overlooking the surrounding fields.

This home is an ideal opportunity for families looking to find their forever home, viewings are highly recommended! EJ 21/11/23 V1 EPC=C







Approach

Approached via in and out driveway with lawned area. Porch with overhead coverage leading to front door.

Entrance Hall 11'9" max 6'10" in x 16'0" max 11'1" min (3.6 max 2.1 min x 4.9 max 3.4 min)

With obscured double glazing window to front, central heating radiator and Karndean flooring. Beautiful spindle staircase, decorative coving and access to storage cupboard.

Snug 11'9" x 12'1" (3.6 x 3.7)

With double glazing window to front, central heating radiator, mood lighting and decorative coving.

Lounge 23'7" max 22'7" min x 12'9" max 12'1" min (7.2 max 6.9 min x 3.9 max 3.7 min)

With double glazing French doors and windows to rear, two central heating radiators, decorative coving and feature sandstone fireplace.

Office 17'0" x 9'6" max 8'10" min (5.2 x 2.9 max 2.7 min)

With double glazing window to front, central heating radiator and decorative coving.

Gym 24'3" max 9'10" min x 9'6" max 6'2" min (7.4 max 3.0 min x 2.9 max 1.9 min)

With double glazing window to rear and French doors out to patio, central heating radiator, Karndean flooring and decorative coving.

Shower Room 9'6" x 4'11" (2.9 x 1.5)

With central heating radiator, Karndean flooring and tiling to splashback. Vanity unit with storage, low level w.c. and large walk in shower.

Kitchen Diner 25'11" max 21'7" min x 27'10" max 26'10" min (7.9 max 6.6 min x 8.5 max 8.2 min)

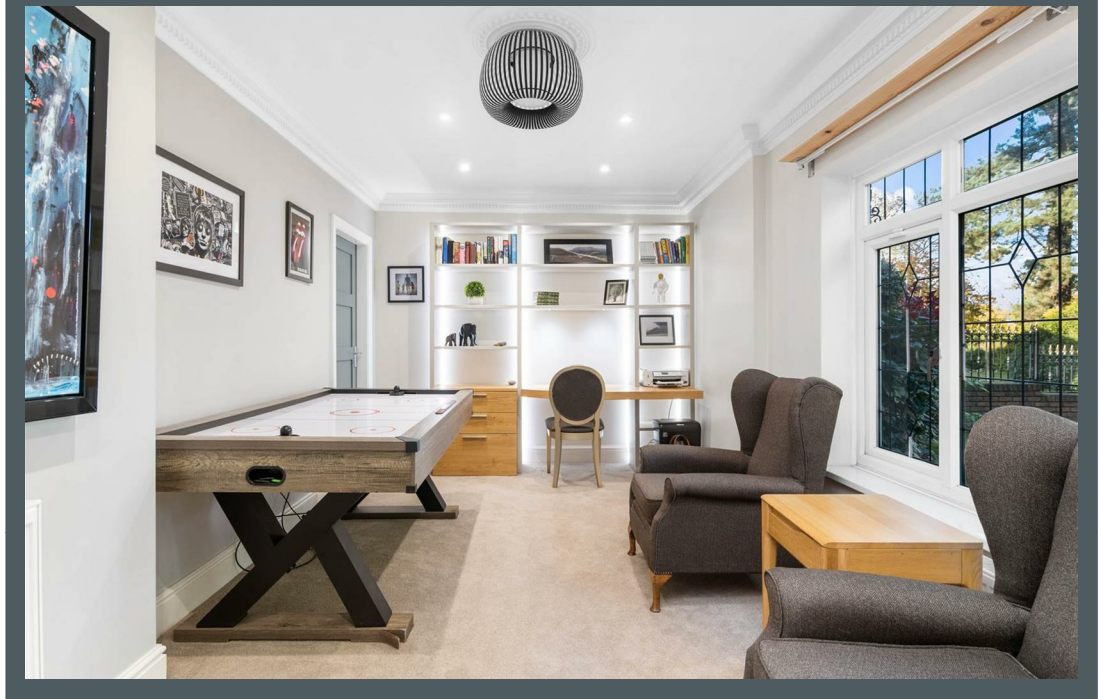
With double glazing windows and French doors to rear, three central heating radiators and Karndean flooring. Various fitted Mereway wall and base units with granite work surface over and matching island with breakfast bar. Featuring a variety of integrated Bosch appliances such as five ring induction hob with extractor fan overhead, steam oven, microwave, two further ovens, full length fridge freezer, additional fridge and dishwasher. One and a half bowl sink with drainage, wine fridge and lantern lighting.

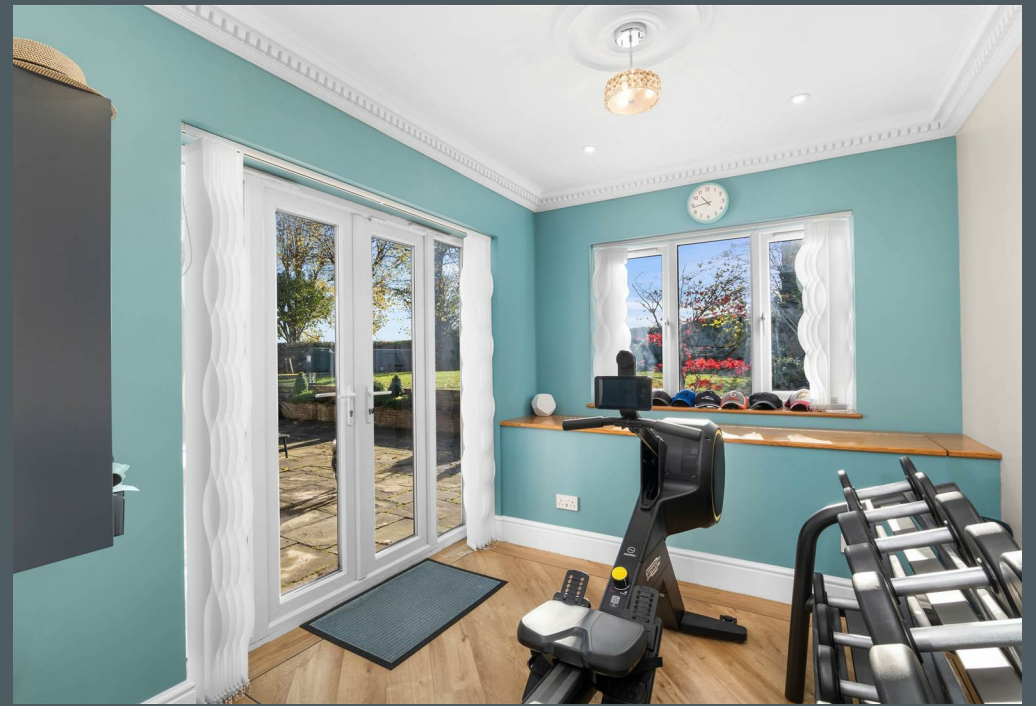
Utility 6'10" x 10'5" (2.1 x 3.2)

With double glazing window to front, door giving access to front of property and central heating radiator. Karndean flooring, fitted base units with work surface over and space and plumbing for white goods.

W.C.

With obscured double glazing window to side, central heating radiator and Karndean flooring. Low level w.c., fitted wash basin and decorative coving.











Landing

With central heating radiator, access to loft and decorative coving. With doors leading to bedrooms and family bathroom.

Bedroom One 16'0" x 12'1" (into wardrobe) (4.9 x 3.7 (into wardrobe))

With double glazing window to rear, central heating radiator and bespoke fitted wardrobes. Door leading to en-suite.

En-suite 11'5" x 6'2" (3.5 x 1.9)

With double glazing window to front, central heating radiator and airing cupboard with second central heating radiator. Karndean flooring and tiling to splashback, vanity sink unit with storage, low level w.c. and large walk in shower with drench head over.

Second Bedroom 11'9" x 15'8" (into wardrobe) (3.6 x 4.8 (into wardrobe))

With double glazing window to front, central heating radiator, mood lighting and bespoke fitted wardrobes. Door leading to en-suite.

En-suite 6'2" max 4'3" min x 5'10" max 4'11" min (1.9 max 1.3 min x 1.8 max 1.5 min)

With obscured double glazing window to side, central heating radiator, Karndean flooring and tiling to splashback. Vanity sink unit with storage, low level w.c. and shower cubicle.

Third Bedroom 14'1" max 12'9" min x 10'5" (4.3 max 3.9 min x 3.2)

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

Fourth Bedroom 11'1" x 9'6" (3.4 x 2.9)

With double glazing window to rear and central heating radiator.

Family Bathroom 10'5" x 6'6" (3.2 x 2.0)

With double glazing window to rear, chrome central heating radiator and airing cupboard with second radiator. Tiling to floor and splashback, vanity sink unit with storage, low level w.c. and a step up to large fitted bath.

Garden

With large patio, steps up to lawn area, established borders and privacy hedging. Views overlooking the surrounding fields and countryside.

Garage 17'4" x 18'8" (into storage) (5.3 x 5.7 (into storage))

With two obscured double glazing windows to rear, electric up and over garage door and lighting overhead.

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.

Council Tax

The council tax band is H

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

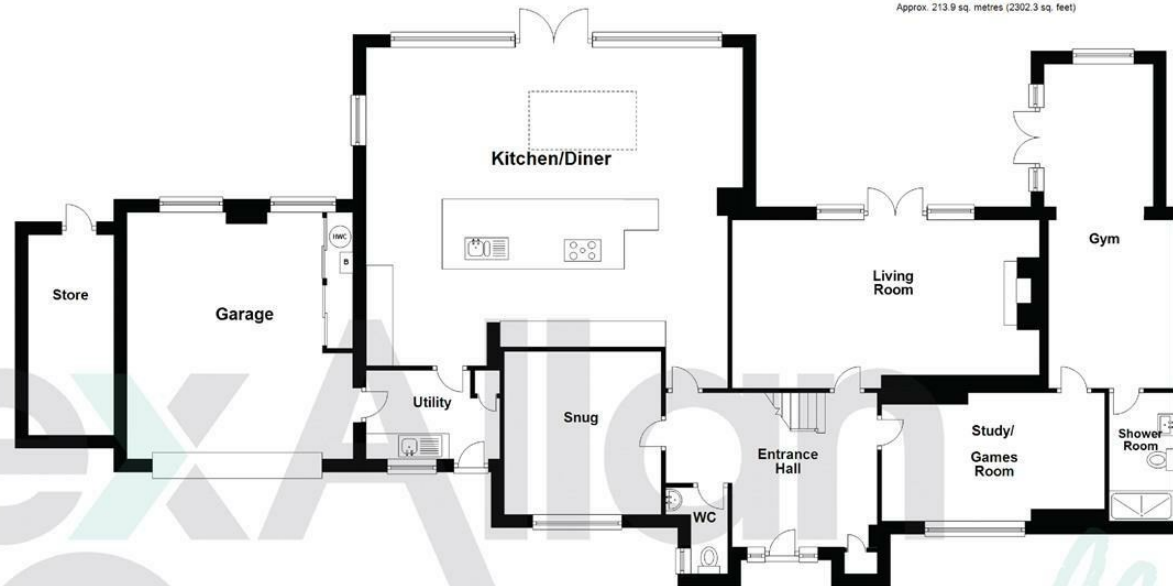


Hagley Train Station

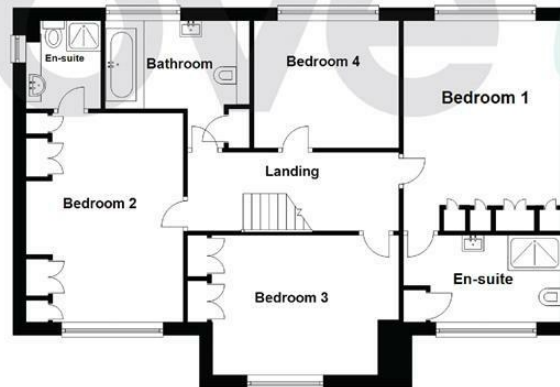
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Ground Floor
Approx. 213.9 sq. metres (2302.3 sq. feet)



First Floor
Approx. 92.7 sq. metres (998.0 sq. feet)



Total area: approx. 306.6 sq. metres (3300.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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.

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

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