



LexAllan
Grove *Village*

...doing things differently

140 Worcester Road, Hagley, Stourbridge DY9 0NR

Guide Price £550,000

Welcoming to market, this fantastic three bedroom detached home with excellent potential in the heart of Hagley. Being just a short walk from the high street and primary and secondary schools, this house is ideal for families looking for their forever home.

Comprising of living room, dining room, kitchen and garage with further utility area. Upstairs you will find three good sized bedrooms with further study and family bathroom. With a well-maintained garden and driveway for parking, viewings are recommended! EJ 6/3/24 V1 EPC=D







Approach

Approached via driveway with lawn to front, step up to front door and gate for access to garden.

Entrance Hall

With double glazing window to side, central heating radiator and wooden flooring. With doors leading to living room, dining room and stairs to first floor landing.

Living Room 18'0" max 17'0" min x 12'9" (5.5 max 5.2 min x 3.9)

With three double glazing windows to front and one to side, central heating radiator and wooden flooring. Feature fireplace with gas fire.

Dining Room 13'5" x 10'9" (4.1 x 3.3)

With double glazing French doors to rear, central heating radiator and wooden flooring. Archway leading through to kitchen.

Kitchen 7'10" max 6'2" min x 14'5" (2.4 max 1.9 min x 4.4)

With double glazing window to rear and to side and tiled flooring. Featuring a variety of fitted wall and base units with wood work surface over, integrated fridge freezer, dishwasher, stainless steel sink and space for cooker with extractor fan over. Access to storage under stairs and door into garage.

First Floor Landing

With double glazing window to side and doors to bedrooms and bathroom.

Bedroom One 15'1" max 13'5" min x 10'9" max 2'11" min (4.6 max 4.1 min x 3.3 max 0.9 min)

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

Study 4'11" x 6'10" (1.5 x 2.1)

With double glazing window to front, storage cupboard and access to loft.

Bedroom Two 9'2" x 12'9" (2.8 x 3.9)

With double glazing window to front and central heating radiator.

Bedroom Three 7'10" max 7'6" min x 11'9" (2.4 max 2.3 min x 3.6)

With double glazing window to front and central heating radiator.

Family Bathroom 7'10" max x 6'10" max (2.4 max x 2.1 max)

With obscured double glazing window to side, heated towel rail and tiling to floor and walls, w.c., freestanding vanity unit and fitted bath with shower. Airing cupboard with housing boiler.

Garage 20'8" x 7'2" (6.3 x 2.2)

With obscured single glazing window to side, up and over garage door and space for white goods. Door to w.c. and walkway through to utility area.





Downstairs W.C.

With obscured double glazing window to rear and w.c.

Utility 8'6" x 6'10" (2.6 x 2.1)

With double glazing window and doors out to rear, corrugated roof and space and plumbing for white goods.

Garden

With block paved patio area, lawn and further patio area. Large shed for storage, established borders with fence panels and gate for access to front.

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 Band

The council tax band is F.

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

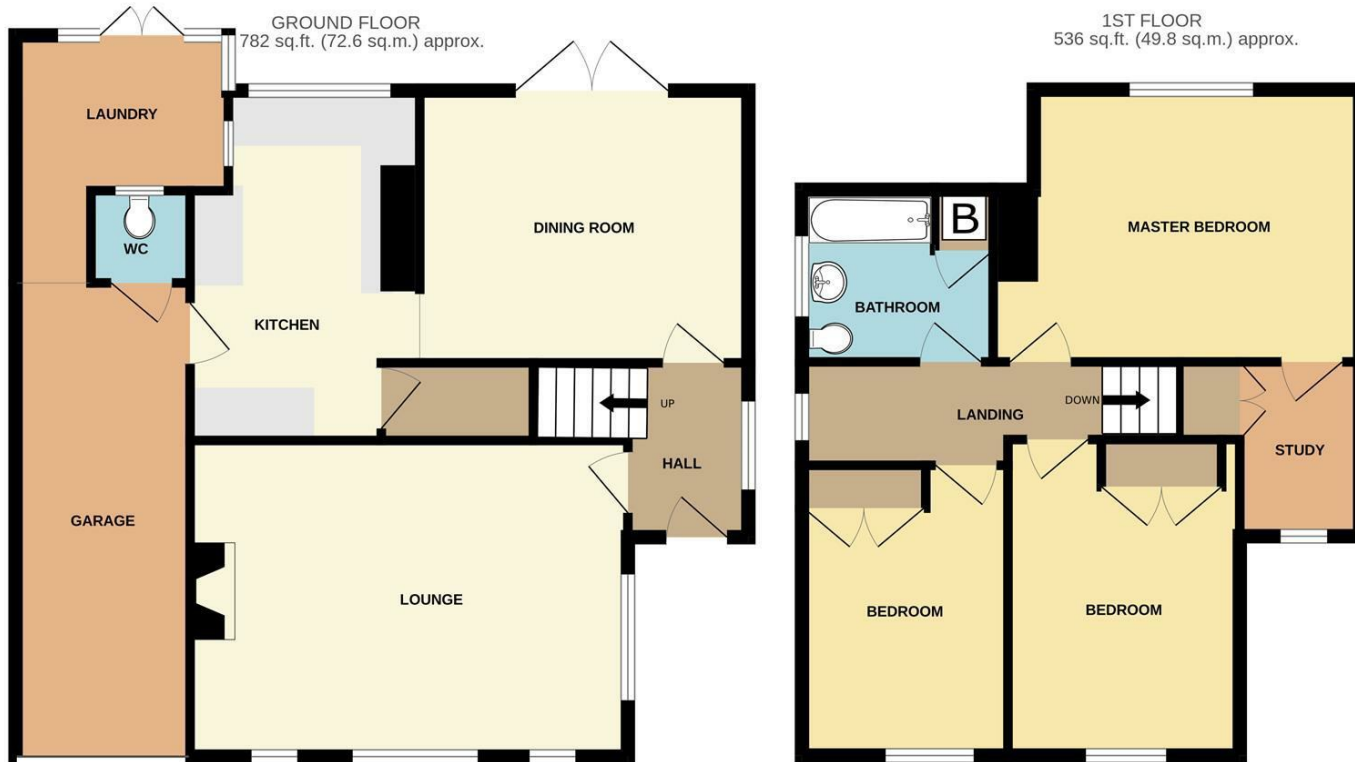


The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

...doing things differently



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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