



LexAllan
Grove *Village*

...doing things differently

61 Kidderminster Road, Hagley, DY9 0PZ

Guide Price £595,000

Situated a short distance from the ever popular Hagley village. This spacious three bedroom detached bungalow sits at the head of a service road offering immense privacy and giving easy access to excellent local amenities including Hagley village centre where you will find an array of independent and national branded stores, excellent public houses and restaurants and within easy reach of Hagley train station giving commuter opportunities to Birmingham, Worcester and beyond. For those considering a family home the property is ideal due to the space it offers and within easy walking distance of Hagley Primary and secondary school all of good standard. The M5 junction 3 and 4 are also a short distance away. Those wishing to enjoy outdoor pursuits the every popular National Trust Clent Hills is also a short distance away from the property.

The property which has recently under gone decoration and re-carpeting briefly comprises of excellent parking via large block paved driveway, welcoming entrance hall, beautiful lounge with large double glazed windows filling this room with light, further secondary reception room which would be ideal to be used as a dining space, family room or day room, fitted kitchen with further dining space/breakfast area, separate utility, electrically operated garage, established low maintenance rear garden, three good sized bedrooms, family bathroom. This property is not one to be missed and has an abundance of potential for someone seeking a bungalow or someone looking for a family home in Hagley. Viewings are highly recommended! EPC=D DAG 6/2/24V4







Approach

Via block paved driveway with established borders, further stone chipped area to side, mature conifer hedge to front, ample block paved parking and access to side garage with access to the rear garden via both sides of the property. Front door with video intercom system leads to:

Welcoming entrance hall 5'10" x 13'1" (1.8 x 4.0)

Double glazed front door, central heated radiator, door leading to downstairs w.c. and family room.

Downstairs w.c.

With central heated radiator, low level w.c. and wash hand basin.

Reception room two/day room 9'10" max 7'10" min x 21'11" (3.0 max 2.4 min x 6.7)

This is an ideal space for family living or dining space as the room is situated off the lounge and kitchen area. This room has double glazed windows and French doors filling this area with light, two central heated radiators, wall mounted electric fire, t.v. point and doors leading to internal hallway, lounge and kitchen dining.

Lounge 21'11" x 14'9" max 13'1" min (6.7 x 4.5 max 4.0 min)

Two large double glazed windows to front elevation giving this room a beautiful feeling of light and space, two central heated radiators and feature fireplace with gas fire inset, t.v. point, coving to ceiling.

Kitchen Dining 21'7" max 7'7" min x 8'10" max 7'6" min (6.6 max 2.32 min x 2.7 max 2.3 min)

This room is accessed via dining space open plan leading to kitchen area having double glazed window to rear, central heated radiator, oversized ceramic tiled flooring, range of base units with roll edge work surfaces over, one and a half bowl stainless steel sink with drainer and mixer tap, space for range style cooker, small breakfast bar area, open plan into dining space with useful obscured glazed storage cupboard and shelving, second central heating radiator, matching large ceramic tiling to floors and t.v. point.

Utility 8'2" x 8'2" (2.5 x 2.5)

Double glazed door and window to rear, central heating radiator, matching tiled flooring, central heating boiler, fitted base units with work surface over, space for appliances, stainless steel sink with drainage, further storage cupboard and door to garage.

Internal Hallway

Central heated radiator, access to storage cupboard, loft access and doors radiating to:

Bedroom One 13'1" x 10'5" (4.0 x 3.2)

Double glazed window to side, central heated radiator and fitted wardrobe.

Bedroom Two 11'5" x 10'5" double glaze (3.5 x 3.2)

Double glazed window to rear, central heated radiator and fitted wardrobe.











Bedroom Three 8'2" x 11'1" (2.5 x 3.4)

Double glazed window to rear, central heated radiator.

Family Bathroom

Double glazed window to rear, chrome heated towel, complementary tiling to walls, low level w.c., wash hand basin, bath and separate shower cubicle with large drench shower head.

Garden

Beautiful low maintenance oasis, split level block paved patio area, shaped lawn beyond, timber shed, mature borders, access to front from both sides, outside tap.

Garage 15'1" max 13'5" min x 17'8" (4.6 max 4.1 min x 5.4)

Electric up and over door, with remote, lighting, fitted base units with work surface over and space/plumbing for white goods.

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



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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