



**LexAllan**  
**Grove** *Village*

*...doing things differently*

12 Summerfield Road, Clent, Stourbridge DY9 9RG

Guide Price £367,500

Two bedroom semi-detached family home in the heart of Clent! This home gives the obvious benefits of urban civilisation yet within easy reach of semi-rural living, with the ever-popular Clent Hills a stone's throw away. This family home also offers excellent local schooling at both primary and secondary levels and ideal commuter opportunities from nearby Hagley train station, giving access to Birmingham, Worcester and beyond.

The property comprises of a welcoming hallway, two excellent sized reception rooms one of which with log burner, kitchen and pantry. On the first floor you will find two double bedrooms and family bathroom. The garden offers a perfect space for families or entertaining. It is certainly not one to be missed and viewings highly recommended! EPC=D EJ 6/10/23 V4







## Approach

Via private driveway with lawn area to side and hedge border.

## Hallway

Double glazed window to side and obscured window to front, central heated radiator, parquet flooring, open storage under stairs, doors leading to lounge and front reception room.

## Lounge 16'4" max 14'1" min x 11'9" (5 max 4.3 min x 3.6)

Double glazed window to rear and obscured window to side, central heated radiator, parquet flooring, feature solid wood fireplace with log burner, fitted storage, door to pantry and opening into kitchen.

## Kitchen 6'2" x 11'5" (1.9 x 3.5)

Double glazed window to rear, central heated radiator, tiling to floor, fitted wall and base units with wooden work surface over, Belfast sink with inset drainage, tiling to splashback, freestanding cooker and space/plumbing for white goods. Door with steps down to patio area.

## Pantry 3'11" x 5'10" (1.2 x 1.8)

Double glazed obscured to rear, shelving and housing boiler.

## Front Reception Room 12'5" max 7'6" min x 11'5" max 8'2" min (3.8 max 2.3 min x 3.5 max 2.5 min)

Double glazed bay window to front, central heated radiator, wall mounted fire.

## First Floor Landing

Two double glazed windows to front and side, loft access and doors radiating to:

## Bedroom One 12'1" max 7'6" min x 10'5" max 9'2" min (3.7 max 2.3 min x 3.2 max 2.8 min)

Double glazed window to rear, central heated radiator.

## Bedroom Two 10'9" max 7'6" min x 11'1" max 8'6" min (3.3 max 2.3 min x 3.4 max 2.6 min)

Double glazed window to front, central heated radiator and feature fireplace.

## Family Bathroom 6'10" x 8'6" (2.1 x 2.6)

Double glazed obscured window to side, wood effect flooring, tiling to splashback areas, chrome heated towel rail, low level w.c., wash hand basin and fitted bath with shower over.

## Loft Space

Fully boarded, painted, skylight window and light with drop down ladder.

## Garden

Patio leading to large lawn area with further garden beyond with shed and established borders. Access to side and garage.



# 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*



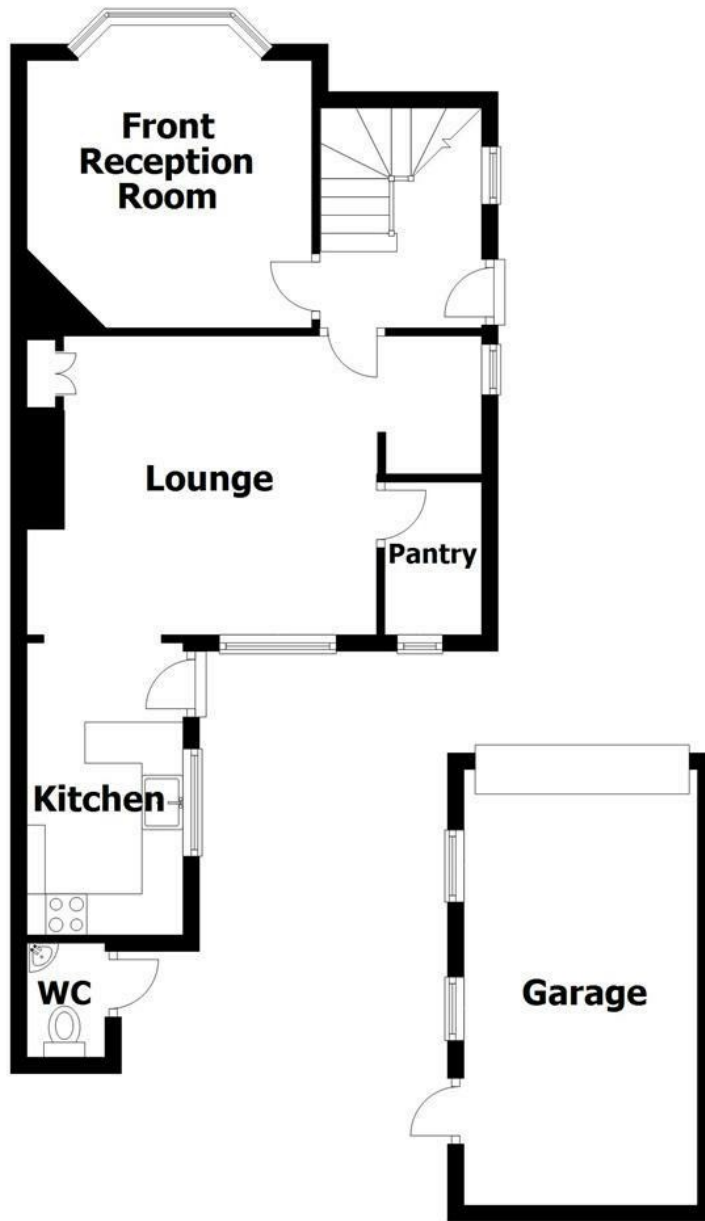
*The Vine Inn, Clent - a favourite local haunt*



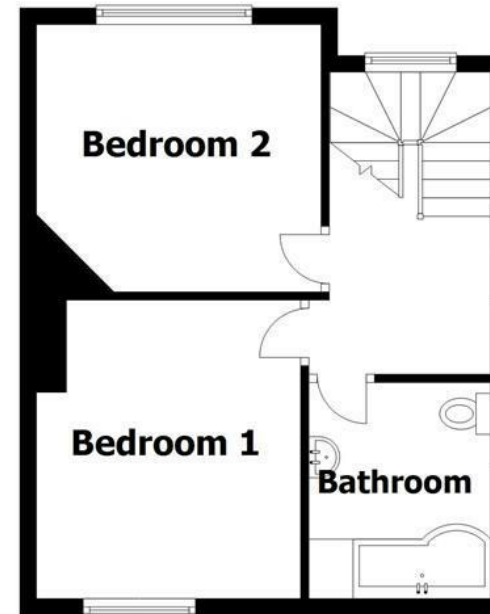
*Hagley Train Station*

*...doing things differently*

### Ground Floor



### First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

## Garage 13'9" x 9'2" (4.2 x 2.8)

Up and over door and door leading to patio. Gap to garage from driveway is 2m.

## Council Tax Band

Tax band is D.

## 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.

**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 Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.

**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 or 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 Ltd reserves the right to obtain electronic verification.

**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

**LexAllan  
Grove**

local knowledge exceptional service