



LexAllan
Grove *Village*

...doing things differently

10 South Road, Hagley, Stourbridge DY9 0JT

Guide Price £769,300

Beautifully presented family home situated in this popular prestigious road in Hagley offering brilliant opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network. The popular village of Hagley is a stone throw away and with the villages of Clent and Belbroughton also being within easy reach. For those looking to enjoy the obvious benefits of the National Trust Clent Hills, that too is within a short distance of the home.

The property comprises of a porch and welcoming hallway. The open plan living area with kitchen, dining room, family room, lounge and study offers an excellent space and it will quickly become the hub of the home. There is also a utility, downstairs w.c. and secret store room on the ground floor which are an additional bonus. On the first floor you will find three double bedrooms, one of which with en-suite, family bathroom and an extra room for an office. The garden is perfect for entertaining and creating those family memories to cherish. At the front of the property you will find ample space for parking on the private drive and garage. This family home is certainly not one to be missed and viewings highly recommended! EJ 30/8/23 V3 EPC=C









Approach

Via private stone chipped driveway with access to garage and front door leading to:

Porch

Double glazed window to side, exposed brick, limestone flooring and door leading to:

Hallway 8'2" x 7'6" (2.5 x 2.3)

Limestone flooring throughout with oak staircase, doors radiating to:

Downstairs W.C.

Obscured double glazed window to front, central heating radiator, limestone flooring. Balterley victorian wash hand basin, low level w.c., tiling to splashback and under stairs storage.

Open Plan Living

Offering versatile family living with wrap around open plan into kitchen, family room, dining room, study, and lounge.

Kitchen 14'9" x 11'9" (4.5 x 3.6)

Tall central heating radiator, limestone flooring, a range of Harvey Jones bespoke wall and base units with Brazilian granite countertop over. circular solid oak breakfast bar, a Franke one and half bowl sink with inset drainage, five ring freestanding gas cooker with extractor fan over, integrated Siemens dishwasher and space/plumbing for an American fridge freezer. Open plan into the family room and door to utility.

Utility 5'6" x 14'9" (1.7 x 4.5)

Barn style double glazed door leading to rear, double glazed obscured window to side, central heated radiator, limestone flooring and door to garage.

Family room 12'5" x 14'5" (3.8 x 4.4)

Double glazed windows, two electrically operated velux windows in vaulted ceiling and door to rear with apex window which floods the room with light, limestone flooring, under floor heating and open plan into dining room. Surround sound system throughout.

Dining Room 20'11" x 9'2" (6.4 x 2.8)

Double glazed windows and door to rear, two velux windows, limestone flooring. open plan into study and lounge.

Study 11'9" x 5'6" (3.6 x 1.7)

Double glazed window to side, central heated radiator and limestone flooring.

Lounge 19'8" x 13'5" max 12'5" min (6.0 x 4.1 max 3.8 min)

Double glazing to front with bespoke shutters. central heated radiator, solid wood flooring, feature fireplace with log burner and oak mantel, bookcase door leading into store room.

Secret Store Room

Double glazed window to front and ample storage.

First Floor Landing

Feature original stain glass window, access to loft and doors radiating to:









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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Bedroom One 13'9" x 20'4" max (4.2 x 6.2 max)

Two double glazed windows to rear and one to front with bespoke shutters, central heated radiator, two walk in wardrobes and door to en-suite.

En-suite 4'7" x 5'10" (1.4 x 1.8)

Fitted shower with inset shelving and drench head. Feature heated towel rail, tiling to floor and splash back areas, extractor fan, low level w.c. and vanity wash basin.

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

Double glazed window to rear and central heated radiator. Walk in wardrobe and beech wood flooring.

Bedroom Three 9'6" x 11'5" (2.9 x 3.5)

Double glazed window to front and central heated radiator. Walk in wardrobe and beech wood flooring.

Office 10'2" x 4'11" (3.1 x 1.5)

With light and storage. Could be adapted into dressing room or snug. Agents note: restricted head height.

Family Bathroom 7'10" max x 10'2" max (2.4 max x 3.1 max)

Two double glazed windows to rear, feature heated towel rail, extractor fan, tiling to floor and splashback areas, low level w.c., fitted bath with inset tap and shelving, vanity unit and fitted shower cubicle with inset shelving and drench shower head.

Garden

A welcoming space with large patio area with steps down to ample lawn, matured borders and further patio with stone chipped border and additional seating area, further lawn area beyond with shed and patio.

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

Garage

With barn style hinged doors, lighting and storage.

Council Tax Band

Tax band is F.

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.

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.

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.

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.

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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
Grove**

local knowledge exceptional service