



LexAllan
Grove *Village*

70 Pinewoods Avenue, Hagley, Stourbridge DY9 0JF

...doing things differently

Guide Price £575,000

A superb five bedroom family home on the popular Pinewoods Avenue in the very desirable village of Hagley. A short walk to Hagley high street gives access to all the local amenities on offer, in catchment for outstanding primary and secondary schools, within walking distance of Hagley Train Station accessing both Birmingham, Worcester and beyond and an easy commute to the national motorway network from M5 Junction 4.

The property comprises of a welcoming hallway, two excellent reception rooms, fitted kitchen, cosy conservatory with log burner. On the first floor your will find five good sized bedrooms with a family bathroom. The garden has a beautiful English country garden theme perfect for relaxing in during the warmer months. Internal inspection highly recommended! V2 21/06/23 EJ EPC=D







Approach

Approached via driveway with garden to front, access to garden and garage.

Entrance hall

With door to front, single glazing stained glass window to front, central heating radiator and solid wood flooring. Fitted storage alcove, stairs to first floor and doors radiating to:

Snug 17'0" max 14'5" min x 8'6" max 4'3" min (5.2 max 4.4 min x 2.6 max 1.3 min)

With double glazing window to front, French doors to side, central heating radiator and feature beams to ceiling and door to w.c.

Downstairs w.c.

With steps down, w.c. and fitted wash hand basin.

Dining Room 12'9" max 11'5" min x 15'8" max 13'5" min (3.9 max 3.5 min x 4.8 max 4.1 min)

With double glazing bay window to front, central heating radiator and solid wood flooring. Feature fireplace with marble mantle and surround and double doors leading to:

Reception Room 9'10" x 10'5" (3.0 x 3.2)

With solid wood flooring, double doors into dining room, door into kitchen and entryway into conservatory.

Conservatory 19'8" x 9'10" (6.0 x 3.0)

With double glazing windows to rear and side and doors leading out to patio. Two central heating radiators, ceramic tiling to floor and pot belly log burner.

Kitchen 18'4" max 8'2" min x 8'2" max 5'10" min (5.6 max 2.5 min x 2.5 max 1.8 min)

With double glazing window to rear and into conservatory, door to side out to garden and door into entry hall and reception room. Central heating radiator, tiling to floor and splashback and a variety of fitted wall and base units with work surface over. Ceramic sink with drainage, freestanding Rangemaster cooker with six ring gas hob and extractor fan over, space and plumbing for white goods.

Landing

Split level landing with double glazing window to side and doors radiating to:

Main Bedroom 16'0" max 13'5" min x 12'1" max 10'9" min (4.9 max 4.1 min x 3.7 max 3.3 min)

With double glazing bay window to front, central heating radiator, solid wood flooring and fitted storage.

Second Bedroom 9'10" x 11'9" (3.0 x 3.6)

With double glazing window to rear, central heating radiator and solid wood flooring.









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

With double glazing window to front and central heating radiator.

Fourth Bedroom 8'6" max 7'2" min x 8'2" max 7'6" min (2.6 max 2.2 min x 2.5 max 2.3 min)

With double glazing window to rear and central heating radiator.

Study 7'2" x 7'10" (2.2 x 2.4)

With double glazing window to front and central heating radiator.

Family Bathroom 8'6" max 5'6" min x 7'6" max 4'7" min (2.6 max 1.7 min x 2.3 max 1.4 min)

With obscured double glazing window to rear, chrome heated towel rail and tiling to floor and splashback, w.c., pedestal wash hand basin, free standing clawfoot roll top bath with hand held shower and shower cubicle with drench shower head over.

Garden

Private south west facing garden with the sun radiating on the garden all day. Lawn area, various patio and seating areas, established borders, shed for storage, greenhouse and access to front of property.

Garage (with integral home office)

containing an integral home office accessed both from garden and garage

Council Tax Band

The council 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 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



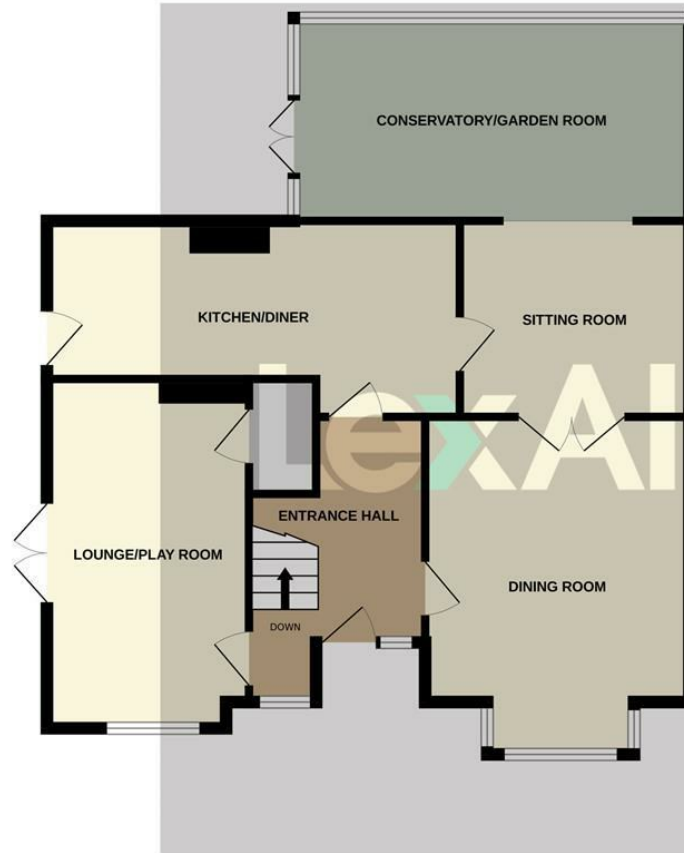
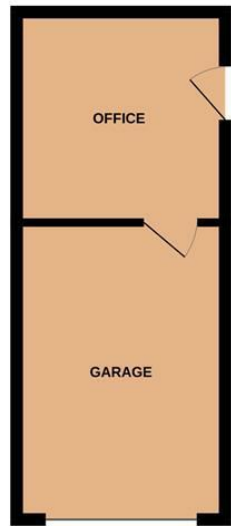
Hagley Train Station

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GARAGE

GROUND FLOOR

2ND 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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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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