



LexAllan
Grove *Village*

74 Newfield Road, Hagley, Stourbridge DY9 0HY

...doing things differently
Guide Price £875,000

Home with a view

Lex Allan & Grove Village are pleased to present this beautiful four bedroom detached property on the highly sought after Newfield Road! 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 stones throw away and with the villages of Clent and Belbroughton also being within easy reach.

Comprising of a welcoming entry hall, large kitchen, fantastic dining room, excellent sized lounge and a further reception room to be used as an office or snug, this home is perfect for families and entertaining. The utility and downstairs W.C are great additions for storage and convenience. On the first floor there are four double bedrooms with the main bedroom benefitting from the addition of an en-suite, walk in wardrobe and access to a balcony looking out onto the surrounding fields. A good sized family bathroom and large cupboard for storage complete this first floor. With stairs leading to the second floor, you will find a further study room to your left and a workshop to your right, both with storage cupboards and window looking out the garden below. 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 20/3/24 V2 EPC=E







Approach

Via in and out driveway with central garden area, matured plants and shrubs.

Porch

With obscured windows to front, tiling to floor, overhead light and door leading to entry hall.

Hallway 14'1" max x 16'0" max (into stairs) (4.3 max x 4.9 max (into stairs))

With obscured double glazing to front and two central heating radiators. Stairs leading to first floor landing and doors radiating to:

Dining Room 13'9" max 12'9" min x 12'1" (4.2 max 3.9 min x 3.7)

With double glazing bay window to front and central heating radiator.

Lounge 13'9" x 23'11" (4.2 x 7.3)

With obscured double glazing window to side, sliding single glazing patio doors to rear and full length double glazing window to side. Two central heating radiators and feature fireplace with open fire.

Downstairs W.C. 6'10" x 6'2" (2.1 x 1.9)

With obscured double glazing to front, tiling to floor and splashback. Vanity unit and w.c. with fitted storage.

Study 10'9" x 10'9" (3.3 x 3.3)

With obscured double glazing sliding patio doors to rear, central heating radiator and fitted storage with desk.

Kitchen Breakfast 10'9" x 16'0" (3.3 x 4.9)

With double glazing windows to rear, central heating radiator and tile effect flooring. Fitted units with worksurface over and tiling to splashback, fitted sink and integrated Bosch oven and grill, space and plumbing for white goods, fitted breakfast table and seating with door leading to utility and side passage.

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

With double glazing window to front, tile effect flooring and tiling to walls. Housing boiler, fitted base unit with sink and plumbing and space for white goods.

Pantry Side Passage 4'11" x 11'9" (1.5 x 3.6)

With double glazing window to rear and door giving access to front and rear. Fitted units and shelving with tiling to splashback.

First Floor Landing

With double glazing to rear, central heating radiator and doors into storage cupboard, wood panelling to walls, hallway leading to bedrooms and stairs to second floor.

Bedroom One 13'9" x 15'8" (4.2 x 4.8)

With double glazing sliding doors leading to balcony, central heating radiator and doors leading to walk in wardrobe and en-suite.









En-suite 5'10" x 8'6" (1.8 x 2.6)

With obscured double glazing window to front, central heating radiator and tiling to floor and splashback. Corner shower and vanity unit with sink and w.c.

Balcony

Accessed via patio doors from main bedroom with secure surround and views out onto garden and fields beyond.

Bedroom Two 11'1" x 10'9" (3.4 x 3.3)

With double glazing window to rear and central heating radiator.

Bedroom Three 10'2" x 11'9" (not into wardrobe) (3.1 x 3.6 (not into wardrobe))

With double glazing window to rear, central heating radiator and sliding door wardrobes for storage.

Bedroom Four 7'2" x 13'1" (2.2 x 4.0)

With double glazing window to front, central heating radiator and fitted storage.

Family Bathroom 5'10" x 8'6" (1.8 x 2.6)

With obscured double glazing window to front, tiling to walls and floor and fitted bath with overhead shower. Vanity unit and w.c. with storage and chrome heated towel rail.

Second Floor Landing

With doors radiating to:

Study 11'1" x 11'5" (3.4 x 3.5)

With single glazing window to rear and cupboard for storage.

Workshop 17'0" x 9'6" (5.2 x 2.9)

With single glazing window to rear, storage cupboard and door through into further cupboard.

Garden

With paved patio area, large lawn, established borders and beautiful views of the fields beyond.

Garage

With up and over door, side door for access, electric points and lighting.

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

Council tax band is G

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

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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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.



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
Grove**

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