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Hilldonia Stourbridge Road, Hagley, Stourbridge, West Midlands, DY9 0QT

£475,000

Nestled on Stourbridge Road in the charming village of Hagley, this three bedroom detached family home presents a rare opportunity having been in the same family since it's construction.

One of the standout features of this property is it's significant potential and family friendly layout which briefly comprises of two reception rooms, perfect for both entertaining guests and enjoying quiet family evenings and kitchen with garage off on the ground floor. Upstairs are three well proportioned bedrooms with house bathroom and separate WC. Additionally, the property offers parking and gardens outside.

In summary, this wonderful home is a fantastic opportunity for anyone looking to settle in a peaceful yet accessible area. With its immense potential, it is a property not to be missed.

Approach

The property is accessed via Stourbridge Road service road leading you to the following accommodation with parking in front of the garage.

Porch

Tiled floor with door to the entrance hall.

Entrance Hall

Stairs rising to the first floor, doors to living room and dining room, spacious understairs storage space and central heating radiator.

Living Room

21'7" x 12'7" (6.6m x 3.86m)

Single glazed window to front and single glazed door to rear garden with secondary glazing, Inglenook fire place with tiled hearth, wooden mantle and two single glazed windows.

Dining Room

12'9" x 11'2" (3.89m x 3.42m)

Sliding doors to the kitchen, single glazed doors to the rear garden and central heating radiator.

Kitchen

12'8" x 10'1" (3.87m x 3.09m)

Inset stainless steel double sink top with drainer built into work top, range of wall and base units, boiler, single glazed window and door to garage.

Garage

Double doors, single glazed window, light and power points, door to rear garden, inspection pit, storage cupboard and WC off.

Landing

Large single glazed window with secondary glazing, loft hatch and central heating radiator.

Bedroom One

15'3" to wardrobe x 10'2" (4.66m to wardrobe x 3.10m)

Fitted wardrobes, single glazed window with secondary glazing and central heating radiator.



Bedroom Two

15' 11" x 10' 4" (4.86m x 3.15m)

Single glazed window and central heating radiator.

Bedroom Three

11' 5" x 12' 7" (3.48m x 3.85m)

Single glazed window with secondary glazing and central heating radiator.

Bathroom

Bath tub, pedestal wash hand basin, built in cupboards, single glazed window and central heating radiator.

Separate WC

Low flush WC and single glazed window.

Garden

The property is surrounded by mature gardens with lawn and mature flowering shrubs.

Council Tax Band F

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 £300 inc VAT 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay 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.

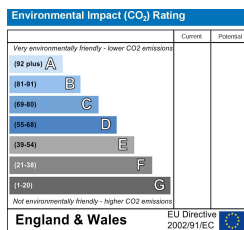
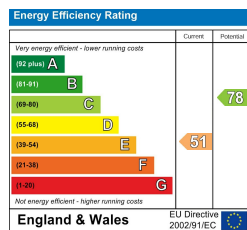
Tenure (Freehold).

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.





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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