



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

28 Yew Tree Avenue, Belbroughton, Stourbridge DY9 9SL

Asking Price £375,000

*...doing things differently*

# Home with a view

With far reaching views of both the Clent and Malvern Hills, this fabulous family home located on Yew Tree Avenue is perfect for those looking to be in a rural setting whilst also being within easy reach of the amenities on offer in the nearby villages of Belbroughton and Clent.

The property is within walking distance of local eateries, village shop with post office, doctors surgery, hairdressers and the Belbroughton Primary School is just a short drive away. Also benefitting from excellent commuter links to junction 4 of the M5 giving access to Birmingham and Worcester.

The property comprises of welcoming hallway, modern kitchen and large living dining area with bifolds out to the garden giving ample opportunity to enjoy the views beyond. Upstairs you will find two good sized double bedrooms and a newly fitted family shower room. The garden provides various seating areas and makes for a wonderful space to sit out in during the summer months.

EPC: D EJ 18/4/24







## Approach

Via stone chipped driveway

## Inner Porch

With door for access to side of property, central heating radiator, tiling to floor and door into w.c. Further door radiating to entrance hall.

## W.C

With obscured window to front, tiling to floor, w.c and hand wash basin.

## Entrance Hall

With central heating radiator, stairs to first floor and doors leading to kitchen and open plan living dining space.

## Kitchen 8'6" x 11'9" (2.6 x 3.6)

With double glazing window to front, tiling to floor and splashback and bi fold doors to dining area. Featuring a variety of fitted wall and base units with worksurface over and matching breakfast bar, one and a half bowl sink with drainage, Hotpoint oven and grill, five ring gas hob with extractor fan over and integrated fridge freezer and plumbing for a dishwasher.

## Dining Area 13'9" x 11'5" (4.2 x 3.5)

With double glazing window to side, central heating radiator, wooden flooring and feature fireplace with log burner. Open plan into living area.

## Lounge 15'5" x 13'9" (4.7 x 4.2 )

With double glazing window to side, two skylights and bifold doors to rear, central heating radiator and wooden flooring throughout.

## First Floor Landing

With double glazing window to side, doors leading to bedrooms and bathroom and access to loft via hatch.

## Bedroom One 10'5" x 12'9" (not into wardrobe) (3.2 x 3.9 (not into wardrobe))

With two double glazing windows to rear, central heating radiator and ample fitted wardrobes for storage.

## Bedroom Two 13'1" x 8'6" (4.0 x 2.6)

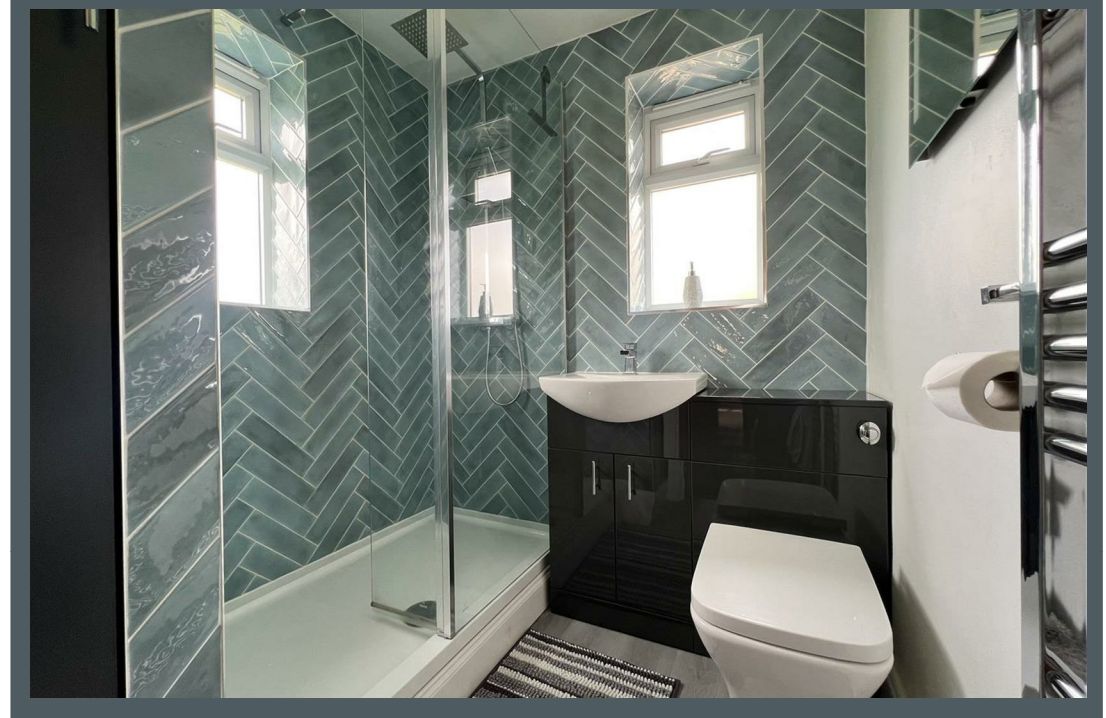
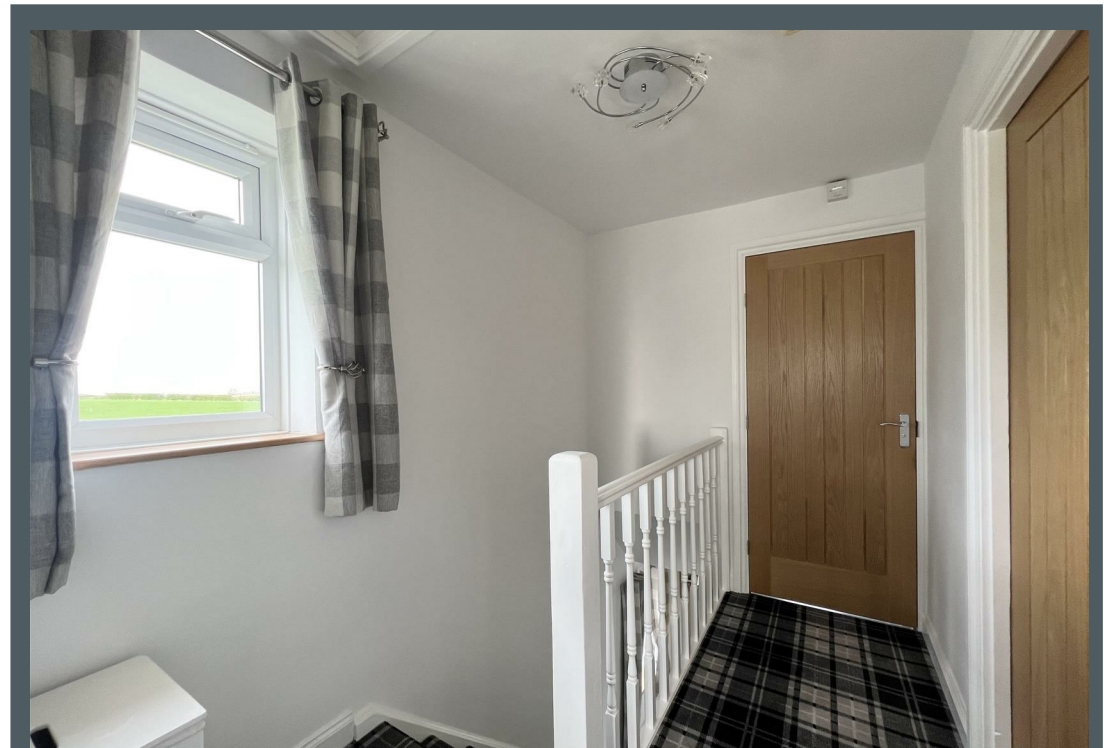
With double glazing window to front, central heating radiator and fitted wardrobe for storage.

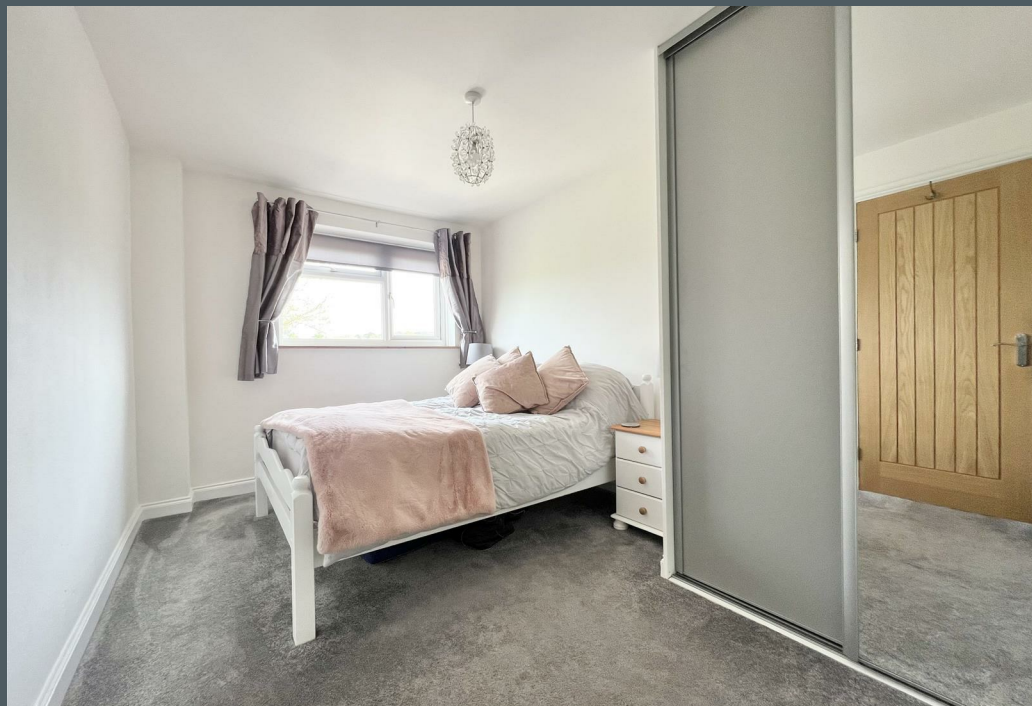
## Bathroom 5'6" x 5'10" (1.7 x 1.8)

With dual aspect obscured double glazing windows to front and side, chrome heated towel rail and feature tiling to walls. Low level w.c, vanity sink with storage and large walk in shower cubicle with both hand held shower and drench head.

## Garden

Looking out onto field beyond with slate patio area, steps down to lawn, various planters and established borders with hedging and fence panels. Shed and greenhouse for storage, walkway to side with access to front via door into inner porch.











## **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**

The council tax band is C.

## **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 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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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*

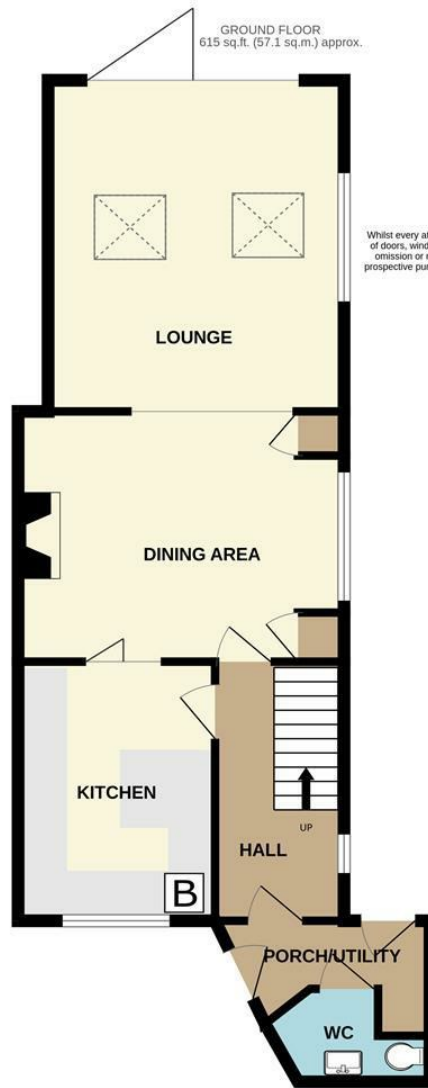


*The Vine Inn, Clent - a favourite local haunt*

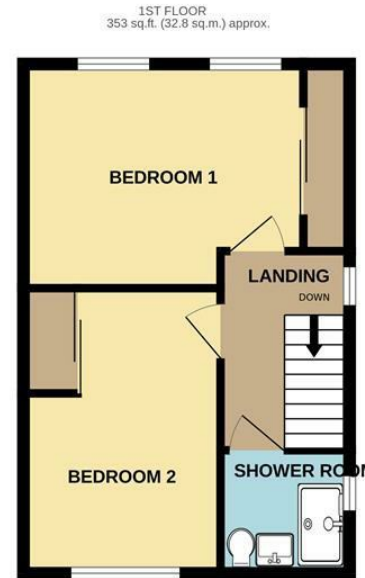


*Hagley Train Station*

*...doing things differently*



TOTAL FLOOR AREA: 968 sq.ft. (90.0 sq.m.) approx.  
 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.

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

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Grove**

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