



LexAllan
Grove *Village*

...doing things differently

14 Herne's Nest, Bewdley DY12 2ET

Guide Price £575,000

Home with a view

A three bedroom detached split level family home constructed for the current owner in 1998. This individually built unique split level home is situated over three floors and is located in a quiet no through road and is elevated over the beautiful town of Bewdley with far reaching views towards Clent, Walton and local countryside. This family home has a wealth of accommodation including basement level garage with internal staircase leading to utility room, main entrance hall and porch is also found on this floor with three bedrooms, master bedroom dressing room and en-suite, family shower room, access to lower level rear garden. Internal stairs then lead to second floor landing with amazing far-reaching views with doors radiating to magnificent vaulted ceiling lounge with feature central fireplace and log burning stove, open plan dining area, door leading to dining kitchen, further door giving access to low maintenance rear garden with numerous tiers, artificial turf, summer house, lower level storage/greenhouse. DAG 17/4/24 V2 EPC=C



Lex Allan Grove loves...
the individual design and
layout of this home





Approach

Via block paved driveway, steps and pathway leading front porch with mature planted borders. From the driveway you can access the basement garage with electrically operated concertina doors.

Basement garage 13'1" max 9'10" min x 28'6" (4.0 max 3.0 min x 8.7)

Concertina electrically operated up and over doors, housing central heating boiler, beams, central cleaning system, power points, internal staircase to first floor utility area.

Double glazed porch

Giving access to:

Welcoming reception hall 15'1" x 14'5" max 12'9" min (4.6 x 4.4 max 3.9 min)

Wood effect laminate flooring, double glazed window to front, an oak Neville Johnson staircase leads to first floor accommodation, beam vacuum connection point. The hallway continues via a corridor where you will find bedrooms leading off, further boxed in central heating radiator, door leading to:

Bedroom one 14'5" min 16'4" max x 14'1" (4.4 min 5.0 max x 4.3)

Double glazed leaded window to rear, two port hole windows to side, central heating radiator, coving to ceiling, archway leading to dressing room.

Dressing room 6'6" x 14'5" (2.0 x 4.4)

Double glazed obscured window to rear, central heating radiator, fitted wardrobes with shelving and shoe store, wood effect laminate flooring and entrance to:

En-suite bathroom 11'5" x 7'10" (3.5 x 2.4)

Double glazed obscured window to rear, claw foot bath, pedestal wash hand basin, w.c., central heating radiator, separate shower cubicle.

Bedroom two 13'1" x 9'10" (4.0 x 3.0)

Double glazed window to front, central heating radiator.

Bedroom three 9'6" min 10'2" max x 13'5" (2.9 min 3.1 max x 4.1)

Double glazed window to front, central heating radiator, fitted mirrored wardrobes.

Family shower room

Double glazed obscured window to side, shower cubicle, vanity wash hand basin, w.c., complementary tiling to walls, central heating radiator.

Utility

Double glazed window and door leading to rear garden one and a half bowl sink with drainer and mixer tap, plumbing for automatic washing machine, space for appliances, central heating radiator, door to storage cupboard with mega flow tank system, stairs decent to basement garage.

Second floor landing

Having stairs from hallway, feature pine and glass balustrade staircase to large landing with useful work from home space, amazing picture window offering far reaching views over Bewdley and towards Clent and Walton Hills, boxed in central heating radiator and door leading to w.c. The tall ceiling creates a feeling of open space and light.

W.C.

With double glazed velux window to roof, w.c., wash hand basin, heated towel rail, wall mounted electric heater, complementary tiling to walls and floor.









Dining breakfast kitchen 23'11" x 14'5" max 13'1" min (7.3 x 4.4 max 4.0 min)

Double glazed window and further double glazed side window and door leading to rear garden, one and a half bowl porcelain sink with mixer tap set within granite work surfaces, range of pine wall and base units with fitted dresser with fitted plate rack and display cabinets with useful drawer space beneath, space for Range Master style cooker, centre island with matching wall and base units, deep butler sink with mixer tap. Dining space for central heating radiator, vaulted ceiling, complementary tiling to walls and floor.

Open plan lounge dining area 24'7" max 18'8" min x 29'2" max 14'9" min (7.5 max 5.7 min x 8.9 max 4.5 min)

A wonderful heart to the house with the vaulted ceiling, centralised fireplace with brick built chimney and slate hearth, fantastic log burning stove being a central feature and focal point, two double glazed windows to front with beautiful far reaching views, four boxed in central heating radiators, beyond the fireplace you will find the formal dining area with windows to rear, matching flooring and door leading to dining kitchen.

Low maintenance rear garden

Immediately from the kitchen door there is a raised platform with post and wire contemporary fencing, steps leading down to pathway also with low maintenance grass this in turn leads to a further lower tiered garden with raised planted borders and steps to the right leading to circular patio area with again planted borders. Beyond this you will find a covered arbour seating area and garden summer house, pathway then leads to lower level garden with pathway giving access to lower garden store, entrance to first floor utility area, workshop/greenhouse, gated access to the side gives access via steps to the front of the property.

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 Banding

Tax Band is D

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 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.





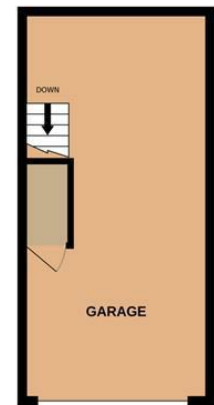
GROUND FLOOR



1ST FLOOR



GARAGE



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.
 Made with Metropix ©2023

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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

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

**LexAllan
Grove**

local knowledge exceptional service