



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

*DEVONSHIRE HOUSE*  
*HACKMAN'S GATE*  
*DY9 0FA*

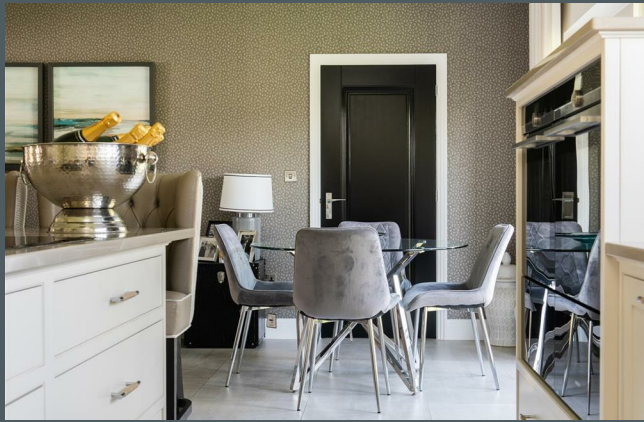
*...doing things differently*

£1,450,000

## PERFECTLY POSITIONED

SET ON THE OUTSKIRTS OF THE DESIRABLE VILLAGE OF BELBROUGHTON, THIS STUNNING FAMILY HOME IS NESTLED IN THE SHADOW OF THE NATIONAL TRUSTS CLENT HILLS. FOR THOSE WHO WISH TO ENJOY OUTDOOR PURSUITS THERE ARE A GOOD VARIETY OF PUBLIC FOOTPATHS LEADING TO OPEN COUNTRYSIDE. THE DELIGHTFUL VILLAGE OFFERS A VARIETY OF EATERIES, LOCAL SHOP, POST OFFICE AND A DELICIOUS DELICATESSEN. THERE IS PLENTY FOR ALL THE FAMILY TO ENJOY INCLUDING THE LOCAL CRICKET CLUB AND COMMUNITY ACTIVITIES FOR ALL AGES. NEIGHBOURING VILLAGES OF CLENT, HAGLEY, CHADDESLEY CORBETT AND BLAKEDOWN ALSO PROVIDE EXCEPTIONAL SCHOOLS, COUNTRY PUBS, FARM SHOPS AND RESTAURANTS.





KITCHEN FAMILY LIVING 25'3" MAX X 18'8" MAX (7.7 MAX X 5.7 MAX)

DINING ROOM 14'9" X 13'9" (4.5 X 4.2)

LOUNGE 22'3" X 13'9" (6.8 X 4.2)

STUDY 13'9" X 11'1" (4.2 X 3.4)

DOWNSTAIRS W.C 7'2" X 3'11" (2.2 X 1.2)

UTILITY 8'10" X 6'2" (2.7 X 1.9)

BEDROOM ONE SUITE 33'1" MAX X 19'4" MAX (10.1 MAX X 5.9 MAX)

DRESSING ROOM 13'9" X 5'10" (4.2 X 1.8)

EN-SUITE 9'10" X 7'2" (3 X 2.2 )

BALCONY 8'2" X 12'9" (2.5 X 3.9)

BEDROOM TWO 15'1" X 13'9" (4.6 X 4.2)

EN-SUITE 9'6" X 4'11" (2.9 X 1.5)

WALK-IN-WARDROBE 11'1" X 5'6" (3.4 X 1.7)

BEDROOM THREE 12'5" X 13'5" (3.8 X 4.1)

EN-SUITE 9'6" X 4'11" (2.9 X 1.5)

BEDROOM FOUR 13'9" X 10'9" (4.2 X 3.3)

FAMILY BATHROOM 13'5" X 6'6" (4.1 X 2)

TRIPLE GARAGE 25'11" MAX 12'5" MIN X 18'8" MAX 10'9" MIN (7.9 MAX 3.8 MIN X 5.7 MAX 3.3 MIN)





THE HEART OF THE HOME IS THE KITCHEN LIVING AREA WHICH OFFERS VERSATILE FAMILY LIVING. THE EXTRAVAGANT KITCHEN WITH A VARIETY OF FARROW & BALL PAINTED UNITS WITH MATCHING ISLAND/BREAKFAST BAR WITH GRANITE COMPLEMENTARY WORK SURFACES OVER QUICKLY BECOMES THE HUB OF THE HOME. THE KITCHEN S FULLY EQUIPPED WITH SIEMENS APPLIANCES INCLUDING OVEN, COMBI OVEN, WARMING DRAWER, COOKER EXTRACTOR, INDUCTION HOB, DISHWASHER AND BUILT IN FRIDGE/FREEZER. THE ROOM OPENS OUT INTO A LIVING SPACE WITH BI-FOLD DOORS OPENING INTO THE REAR GARDEN. THERE IS A SEPARATE UTILITY ROOM FULLY EQUIPPED FOR THE RUNNING OF A FAMILY HOME, HELPING TO MAKE TASKS OF FAMILY LIFE UNCOMPLICATED. THE LOUNGE WITH FEATURE LOG BURNER, DINING ROOM AND STUDY ARE A LOVELY ADDITION; PERFECT FOR THOSE WHO ENJOY COSY NIGHTS, WORKING FROM HOME OR LOVE TO ENTERTAIN. THERE IS UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR AND RADIATORS PRESENTED IN EACH ROOM ON THE FIRST FLOOR, NOT TO FORGET EVERY ROOM FEATURES A TELEVISION POINT.

ALL BATHROOM, CLOAKROOM AND EN-SUITE FACILITIES ARE FINISHED TO THE HIGHEST OF STANDARDS WITH VILLEROY AND BOCHE WHITE SANITARY WARE AND HANSGROHE TAPS AND FITTINGS. THE ADDED DETAILS OF CHROME HEATED RADIATORS, BESPOKE CABINET MIRRORS, LED LIGHTING AND SHAVER SOCKETS ARE SOME OF THE FEATURES THAT STAND OUT FROM OTHER DESIGNS.

THE FOUR BEDROOMS ALL ALLOW DOUBLE BEDS WITH AMPLE ROOM









FOR FURNISHINGS. THE MAIN BEDROOM SUITE HAS A FREESTANDING BATH WITH SEPARATE EN-SUITE SHOWER ROOM, PRIVATE DRESSING ROOM WITH FITTED WARDROBES AND A BALCONY FULLY CAPTURING THE FAR REACHING VIEWS. TWO FURTHER BEDROOMS HAVE EN-SUITE FACILITIES, ONE OF WHICH WITH WALK-IN-WARDROBE WITH PLENTY OF HANGING SPACE AND STORAGE.





ACCESS TO THE PROPERTY IS THROUGH ELECTRIC DOUBLE GATES LEADING TO THE PAVED DRIVEWAY AND TRIPLE CAR GARAGE WITH REMOTE CONTROL ACCESS. THE OUTSIDE SPACE DOES NOT DISAPPOINT, SUBSTANTIAL FRONT AND REAR GARDENS ARE LAID TO LAWN WITH CLOSE BOARD FENCING ADDING PRIVACY.





## LOCATION

DEVONSHIRE HOUSE IS APPROXIMATELY ONE MILE FROM BELBROUGHTON, THREE MILES FROM HAGLEY AND ONE MILE FROM BLAKEDOWN. THE LARGER TOWNS OF STOURBRIDGE AND BIRMINGHAM CITY CENTRE CAN BE REACHED EASILY FROM THE TRAIN STATIONS LOCATED IN BOTH BLAKEDOWN AND HAGLEY, IDEAL FOR COMMUTING TO WORCESTER, BIRMINGHAM AND BEYOND, FURTHER BENEFITING FROM EASY ACCESS TO THE NATIONAL MOTORWAY NETWORK WITH LONDON REACHED IN APPROXIMATELY TWO HOURS.

## HORGAN HOMES

ORIGINALLY BUILT BY HORGAN HOMES WHO HAVE BEEN DESIGNING AND BUILDING LUXURY HOMES FOR NEARLY THREE DECADES, THAT BLEND EXCEPTIONALLY INTO THEIR SURROUNDINGS. THE HIGH QUALITY FINISH HAS EXCELLENT CRAFTSMANSHIP AND IS FINISHED TO THE HIGHEST OF STANDARDS. THE CURRENT OWNERS HAVE MAINTAINED THE IMPECCABLE DESIGN AND DETAILS, MAKING IT ONE OF A KIND.

## COUNCIL TAX BAND

TAX BAND IS G.

## 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 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.



# 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*



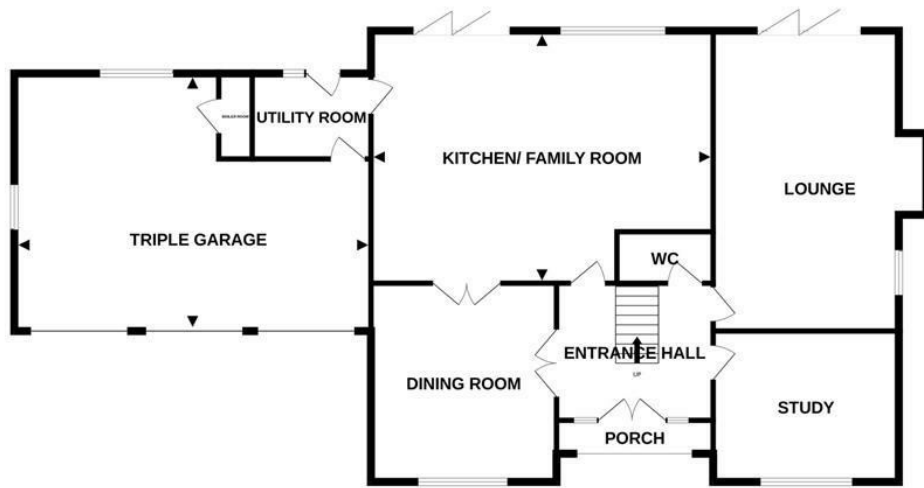
*The Vine Inn, Clent - a favourite local haunt*



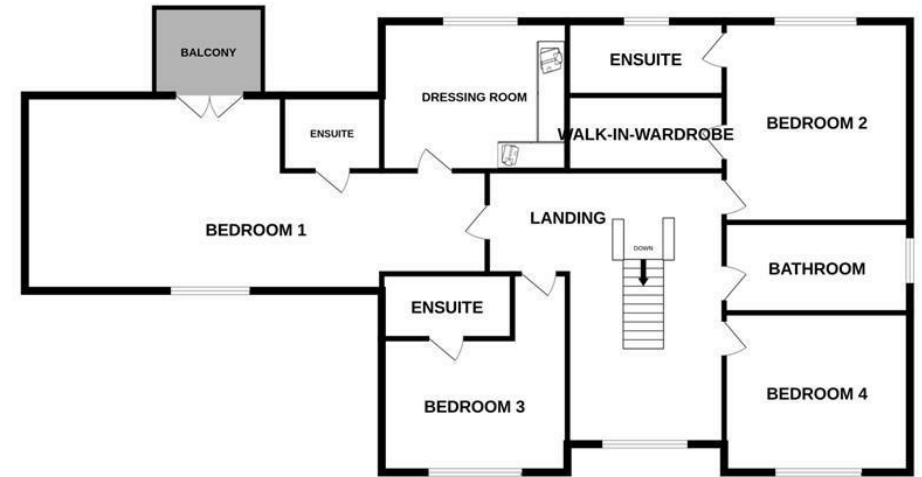
*Hagley Train Station*

*...doing things differently*

GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		86	90
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

**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