



LexAllan
Grove *Village*

...doing things differently

30 Middlefield Lane, Hagley, Stourbridge DY9 0PX

Guide Price £900,000

Marvellous opportunity on Middlefield Lane

This five bedroom 1930's traditional detached house on Middlefield Lane offers amazing opportunities for commuting with the nearby Hagley train station and motorway network, allowing easy commute to Birmingham, Worcester and beyond. The popular village of Hagley is a short distance with the villages of Clent and Belbroughton also being within easy reach, it's an ideal spot for those looking to enjoy the obvious benefits of the National Trust Clent Hills, that too is within a short distance of the home. The property comprising of a porch, entrance hall, downstairs W.C, kitchen, breakfast room, utility, dining room, garden room, playroom and lounge. It has a generous five bedrooms, two of which have en-suites and a family bathroom. The garden gives different areas for seating and entertaining, meanwhile there is a large grassed area and room for play area for the children. This property is certainly not one to be missed!

Lex Allan Grove Village are proud to present this wonderful extended family home in one of the most desirable roads in Hagley situated in a plot approximately 1/3 acre. This property is coming to the market for the first time in over a decade. A short walk to Hagley high street gives access to all the local amenities on offer, in catchment for Ofsted Outstanding primary and secondary schools, footfall of Hagley Train Station accessing both Birmingham, Worcester and beyond and within easy access to the national motorway network from M5 Junction 4.

The property briefly comprises of; ample frontage providing parking accessing double garage leading to, initial porch, welcoming entrance hall, kitchen diner, breakfast room, utility, ground floor w.c, dining room, garden room, playroom, five bedrooms, two en-suite bathrooms, family bathroom and a n extensive very private rear garden. EJ 23/5/23 V1 EPC=D







Approach

Via driveway giving parking to numerous vehicles, established walled planted borders with grassed area, pathway giving side access, electric roller shutter door giving access to garage.

Porch

Double wooden doors opening into a generous porch area with wooden glass panelled windows and tiled flooring, offering ample room for storage. Front door leading to:

Hallway

Welcoming hallway with central heating radiator with original tiled flooring, access to understairs storage. Doors radiating to:

Kitchen 14'1" max 9'2" min x 11'9" max 7'10" min (4.3 max 2.8 min x 3.6 max 2.4 min)

Double glazed window to rear, ceramic tiling to floor, fitted wall and base units with oak work surface over with tiled splashback, complementary breakfast bar, five ring Rangemaster cooker with extractor fan over, integrated dishwasher, stylish sink with drainage, Open plan into:

Breakfast room 7'2" x 13'1" (2.2 x 4.0)

Double glazed window to rear, central heating radiator, stairs leading down to utility and door giving access to rear garden,

Utility 4'7" x 13'1" (1.4 x 4.0)

Central heating radiator, fitted base units with oak work surface over with flatter tiled splashback, ceramic tiling to floor, Belfast sink with mixer tap, space and plumbing for white goods. Door giving access to garage.

Downstairs w.c.

Window to front, central heating radiator, ceramic tiling to floor, low level w.c., wash hand basin with towel rail, sliding door storage.

Dining room 11'9" max 10'5" min x 13'9" (3.6 max 3.2 min x 4.2)

Beautiful panelled wood flooring, central heating radiator, feature archway stepping down into:

Garden room

Double glazed wooden framed patio doors giving access to rear garden, further windows and glass roof flooding the room with light, central heating radiator corner feature storage. Door leading to playroom.

Playroom 15'8" max 11'1" min x 11'1" (4.8 max 3.4 min x 3.4)

Double glazed window to rear, feature glass window, central heating radiator, fitted window seat with ample storage, fitted storage cupboard, step up with bi-fold doors leading to lounge. Agent Note: further recess not measured.











Lounge 3.9 x 5.5

Double glazed windows to front, central heating radiator, wood effect flooring, feature gas fire, bi-fold doors leading to playroom. Agents Note: further recess into fireplace not measured.

Landing

Well proportioned window to front, gas central heated radiator, doors radiating to:

Bedroom one 12'5" x 13'1" (into wardrobes) (3.8 x 4 (into wardrobes))

Double glazed window to rear, feature central heating radiator, fitted sliding door wardrobes, door giving access to en-suite. Agents Note: further walkway into bedroom not measured.

En-suite

Double glazed obscure window to side, feature central heating radiator, attractive tiling to floor and feature wall with inset shelving, low level w.c., vanity wash hand basin unit with storage, walk in shower cubicle with drench shower head, feature free standing bath with mixer tap.

Bedroom two 11'9" x 13'1" (3.6 x 4.0)

Stairs with storage to side leading down into bedroom, double glazed windows to front, central heating radiator, door leading to en-suite. Agents Note: further recess into stairs not measured.

En-suite

Double glazed obscure window to rear, feature central heating radiator, feature corner bath, complementary tiling to floor and walls, corner shower cubicle with drench shower head, corner bath with mixer tap and hand held shower, low level w.c. and wash hand basin.

Bedroom three 11'9" max 10'5" min x 14'1" (into wardrobe) (3.6 max 3.2 min x 4.3 (into wardrobe))

Double glazed window to rear, central heating radiator, fitted wardrobe.

Bedroom four 3.3 max 2.9 min x 2.4

Double glazed window to rear, central heating radiator, storage cupboard.

Bedroom five/study

Double glazed window to side, central heating radiator. Agents Note: restricted head height due to sloping ceiling.

Family bathroom

Double glazed obscure window to side, feature central heating radiator, low level w.c., wash hand basin, fitted bath, corner shower cubicle with tiling to floor and walls.

Garden

Outside tap, split level patio with pathway to front. mature borders, feature walled area with further patio beyond, large grassed area, adequate room for play area. It is perfect garden for entertaining or family fun!

Garage 5.9 max 4.6 min x 5.1

Obscured windows to front, electric roller shutter door, electric sockets.

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 G

Money Laundering Regulations

In order to comply with Money Laundering Regulations,



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 floor plan 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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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.

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 Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.

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 or 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 Ltd reserves the right to obtain electronic verification.

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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
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local knowledge exceptional service