



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

55 Belbroughton Road, Blakedown, Kidderminster DY10 3JG

*...doing things differently*  
Guide Price £400,000



Three bedroom property in the heart of Blakedown! As well as the usual benefits of living in a village such as Blakedown with two village pubs and village school just a short walk away. It has excellent commuter opportunities with Blakedown station a short distance offering links to Birmingham, Worcester and beyond the many beautiful walks that crisscross this area make it the perfect place for those wishing to be connected to urban civilisation yet within easy reach of the local countryside.

The property comprises of a large drive way with access to garage, welcoming hallway, full length lounge, kitchen/dining room with sun room beyond and downstairs w.c. On the first floor you will find three excellent sized bedrooms and family bathroom. The real eye catcher is the extensive garden which back onto local playfields, divided into sections the garden is easily managed and is the perfect space for entertaining! Viewings are highly recommended to appreciate this family home! EJ 9/11/23 V2 EPC=D













### Approach

Via driveway with parking for ample cars, access to garage and steps leading to porch.

### Porch

Double glazed windows to front with front door leading to:

### Hallway

Double glazed obscured window to front, central heated radiator, wood effect flooring and door radiating to:

### Lounge 20'0" max x 10'9" max (6.1 max x 3.3 max)

Double glazed bay window to front and double glazed window to rear, central heated radiator, fireplace with gas fire.

### Kitchen Dining 9'10" max x 10'9" max (3.0 max x 3.3 max)

Double glazed window to side, fitted wall and base units, fitted sink with drainage, access to under stairs cupboard and boiler cupboard, door leading to:

### Sun Room 7'2" x 5'10" (2.2 x 1.8)

Double glazed windows to rear and door to rear patio, further door leading to:

### Downstairs W.C. 4'3" x 6'6" (1.3 x 2)

Double glazed obscured window to side and rear, central heated radiator, space/plumbing for white goods, wash hand basin and low level w.c.

### First Floor Landing

Giving access to loft and doors radiating to:

### Bedroom One 10'5" max x 11'5" max (into wardrobe) (3.2 max x 3.5 max (into wardrobe))

Double glazed bay window to front, central heated radiator, sliding door fitted wardrobes.

### Bedroom Two 10'5" max x 9'2" max (3.2 max x 2.8 max)

Double glazed window to rear, central heated radiator.

### Bedroom Three 6'2" max x 10'5" max (1.9 max x 3.2 max)

Double glazed window to rear, central heated radiator.

### Family Bathroom 7'6" max x 8'10" max (2.3 max x 2.7 max)

Double glazed obscured window to front, central heated radiator, access to airing cupboard, tiling to splashback, low level w.c., wash hand basin and fitted bath with shower over.

### Extensive Garden

Having patio area with lawn area beyond, planted borders, pathway to side leading to large vegetable allotment/extended garden mature shrubs and trees. Perfect for those who enjoy the outdoors!

















**Garage 18'4" max x 8'2" max (5.6 max x 2.5 max)**

Up and over door, electric points, door leading to garden.

**Council Tax Band**

Tax band is C.

**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 Fee's**

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 Plaiice - 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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**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  
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local knowledge exceptional service