



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

2 Summervale Gardens, Hagley, Stourbridge DY9 0RA

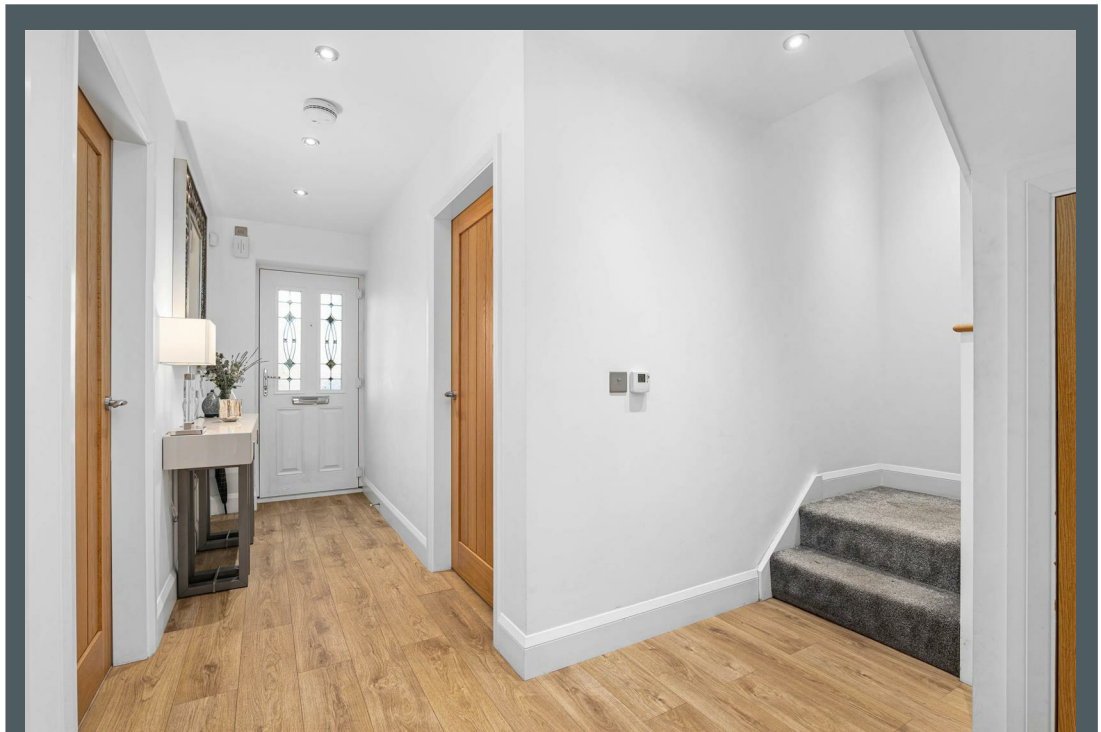
Guide Price £725,000

*...doing things differently*



FIVE BEDROOM DETACHED PROPERTY IN THE HEART OF HAGLEY! Located just off Summervale Road, it is a truly a jaw dropping property with a high quality finish. Situated close to the heart of Hagley village, the property is within walking distance of the village and the local amenities, including being close to the excellent local Hagley Primary School and High Schools. Giving easy access to Hagley train station and the M5 motorway links giving commuters opportunities to Birmingham, Worcester and beyond.

This family home will not disappoint, it comprises of a welcoming hallway, downstairs w.c. study and lounge leading to a mind blowing kitchen and living area with bi-fold doors opening onto a low maintenance garden with unique entertaining areas, in addition to this there is a utility room which gives access to the side. On the first floor you will find four double bedrooms, one of which with en-suite and a family bathroom. Finally on the second floor, of which you may call the master level, has a large double bedroom with walk in wardrobe and a separate master en-suite. Having oak doors throughout and a modern stylish finish, this property is certainly not one to be missed. Viewings are highly recommended! EJ 23/2/24 V2 EPC=D











## Approach

Via block paved driveway with an oversized stand alone sleeper planter. Front door giving access to:

## Hallway

Welcoming hallway with wood flooring, underfloor heating throughout, access to under stairs storage cupboard, stairs leading to first floor, doors radiating to:

## Study 9'10" x 7'6" (3 x 2.3)

Double glazed window to front, underfloor heating, t.v. point.

## Lounge 14'1" max x 11'5" max (into bay) (4.3 max x 3.5 max (into bay))

Double glazed bay window to front, underfloor heating, t.v. point.

## Low Level W.C.

Underfloor heating, low level w.c., vanity wash hand basin and oversized tiling.

## Open Plan Kitchen Living 23'11" x 15'8" (7.3 x 4.8 )

Double glazed bi-fold doors to rear, flooding the room with light and giving access to the garden, wooden flooring throughout with underfloor heating, fitted gloss wall and base units with matching island including breakfast bar and complementary work surface over. Integrated Neff electric oven, plate warmer, microwave, dishwasher, wine fridge, Neff five ring induction hob with extractor fan over, inset sink with mixer tap and space/plumbing for American fridge freezer. Open plan into a generous dining/living area with t.v. point. Ideal for family living!

## Utility 5'2" max x 7'6" max (1.6 max x 2.3 max )

Wooden flooring with underfloor heating, fitted gloss wall and base units with worksurface over, inset sink with mixer tap, space/plumbing for white goods, door giving access to side.

## First Floor Landing

Double glazed window to side, stairs leading to second floor, doors radiating to:

## Bedroom Two 16'0" max 12'5" max (4.9 max 3.8 max)

Double glazed window to rear, central heating radiator, fitted wardrobes, t.v. point, door leading to en-suite.

## En-suite 5'10" max x 5'6" max (1.8 max x 1.7 max)

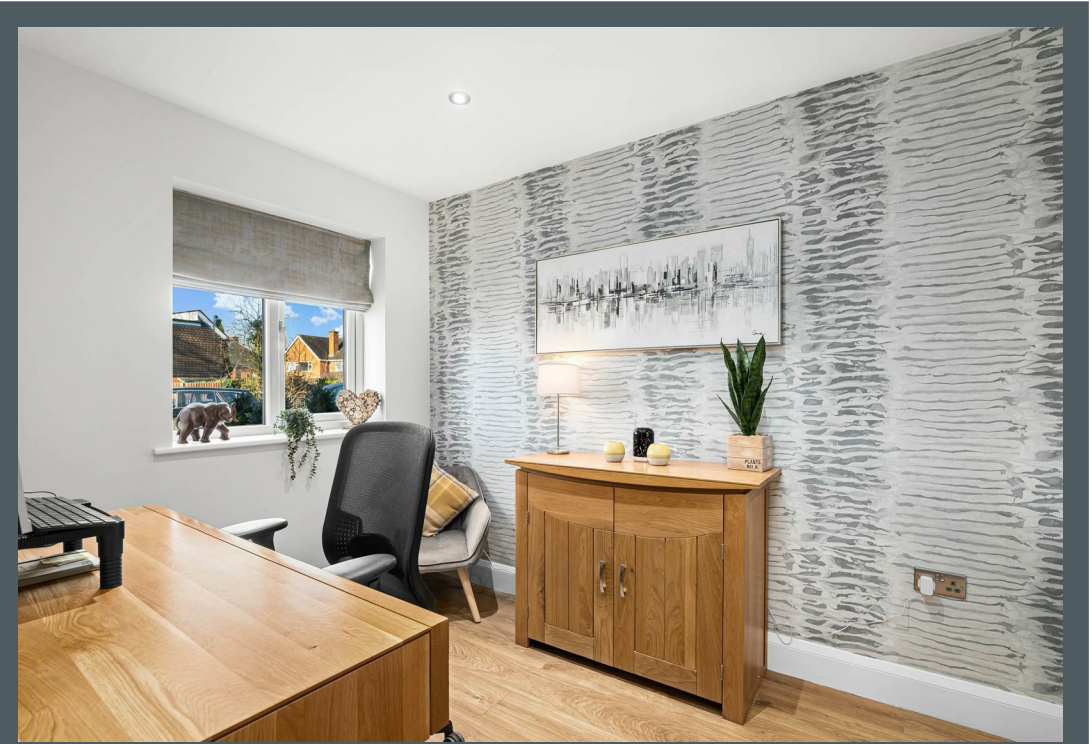
Double glazed obscured window to side, tiling to floor and walls, vanity wash hand basin, low level w.c., corner shower unit and feature chrome heated towel rail.

## Bedroom Three 12'5" x 11'1" (3.8 x 3.4)

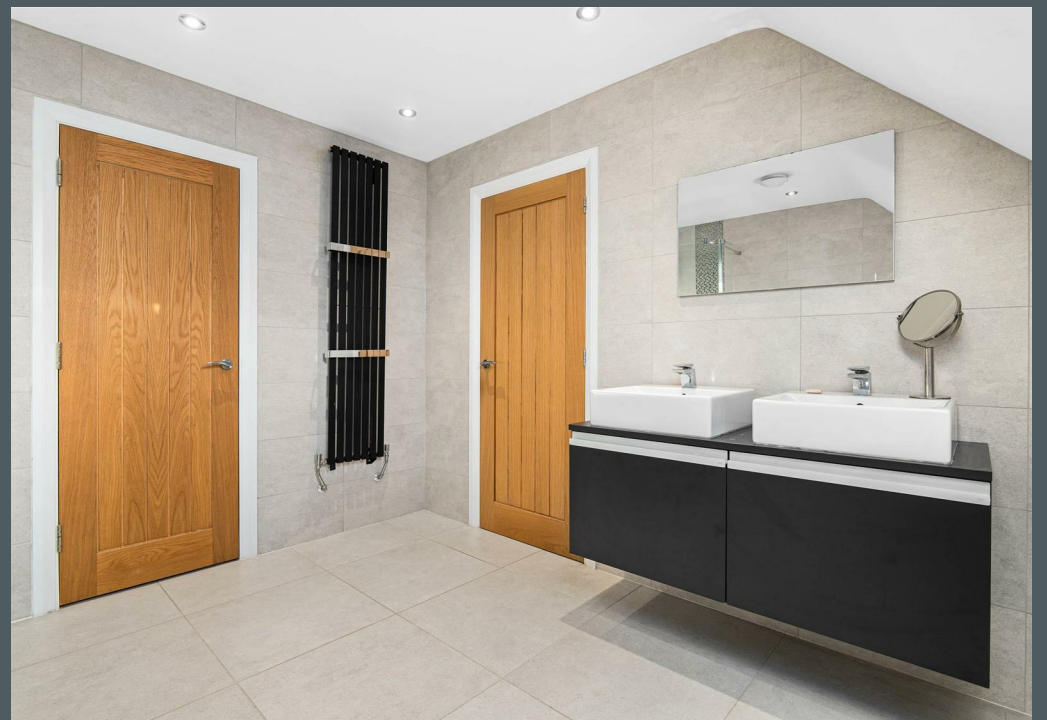
Double glazed window to rear, central heating radiator and t.v. point.

## Bedroom Four 11'5" x 12'1" (3.5 x 3.7)

Double glazed window to front, central heating radiator and t.v. point.













### **Bedroom Five 9'10" x 12'1" (3 x 3.7)**

Double glazed window to front, central heating radiator and t.v. point.

### **Second Floor Landing**

Velux window to side, doors giving access to bedroom one and master bathroom.

### **Bedroom One 16'0" x 15'5" (4.9 x 4.7)**

Double glazed window to rear, velux window to side, central heating radiator, door to walk-in wardrobe/storage. Agents note: restricted head height.

### **Master Bathroom 9'10" x 11'5" (3 x 3.5)**

Velux window to side, tall central heating radiator, stylish tiling to floor and walls, his and her vanity unit, good sized walk in shower and low level w.c. Door giving access to boiler room with ample of storage. Agents note: restricted head height.

### **Garden**

Generous sized patio area leading to lawn and further patio beyond. Large double door shed/outhouse and side access. The perfect space for entertaining!

### **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**

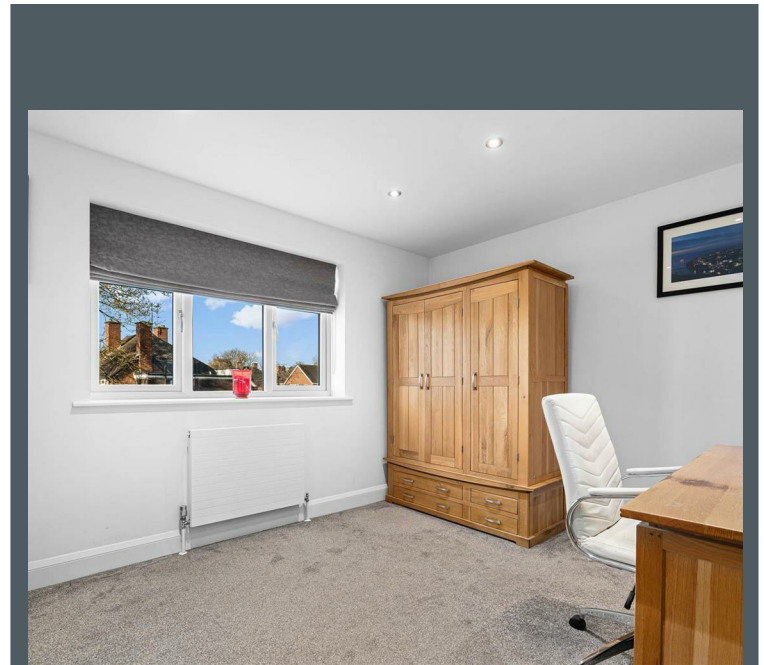
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide 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*





Total area: approx. 209.1 sq. metres (2250.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

**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.

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**LexAllan  
Grove**

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