



LexAllan
Grove *Village*

...doing things differently

29 Swan Close, Blakedown, DY10 3JT

Guide Price £485,000

Stunning detached bungalow in the desirable Swan Close, built in 2007 with a modern finish. 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 welcoming hallway, well equipped kitchen, lounge with conservatory beyond, master bedroom with en-suite shower room, additional bathroom and a further bedroom currently being used as a separate dining room. On the first floor there is a spacious double bedroom with a shower room, perfect for guests or to have as the master bedroom. The garden is well established with circular patio area and raised bedding area, desirable low maintenance garden! The driveway allows parking for two vehicles and a single garage, making this the perfect home! EJ 9/2/24 V1 EPC=B







Approach

Via walled driveway with parking for two cars, access to garage and front door leading to:

Hallway

Central heated radiator, tiling to floor, doors radiating to:

Kitchen 9'2" x 11'1" (2.8 x 3.4)

With double glazing window to front and tiling to floor and splashback. Featuring a variety of wall and base units with work surface over, one and a half bowl sink with drainage, five ring gas hob with extractor fan over and fitted electric oven with grill. Integrated fridge freezer, dishwasher and washer dryer.

Lounge 15'8" max 11'1" min x 16'0" max 7'10" min (4.8 max 3.4 min x 4.9 max 2.4 min)

With double glazing French doors into conservatory, central heating radiator and two light tunnels overhead.

Conservatory 11'9" max x 8'6" max (3.6 max x 2.6 max)

With surrounding double glazing windows and French doors out to patio. Central heating radiator and tiling to floor.

Bedroom One 12'9" x 10'5" (3.9 x 3.2)

With double glazing window to rear, central heating radiator and door leading to en-suite.

En-suite 3'11" x 8'10" (1.2 x 2.7)

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls. Low level w.c., pedestal wash hand basin and large fitted shower cubicle.

Bedroom Three / Dining room 11'1" x 7'10" (3.4 x 2.4)

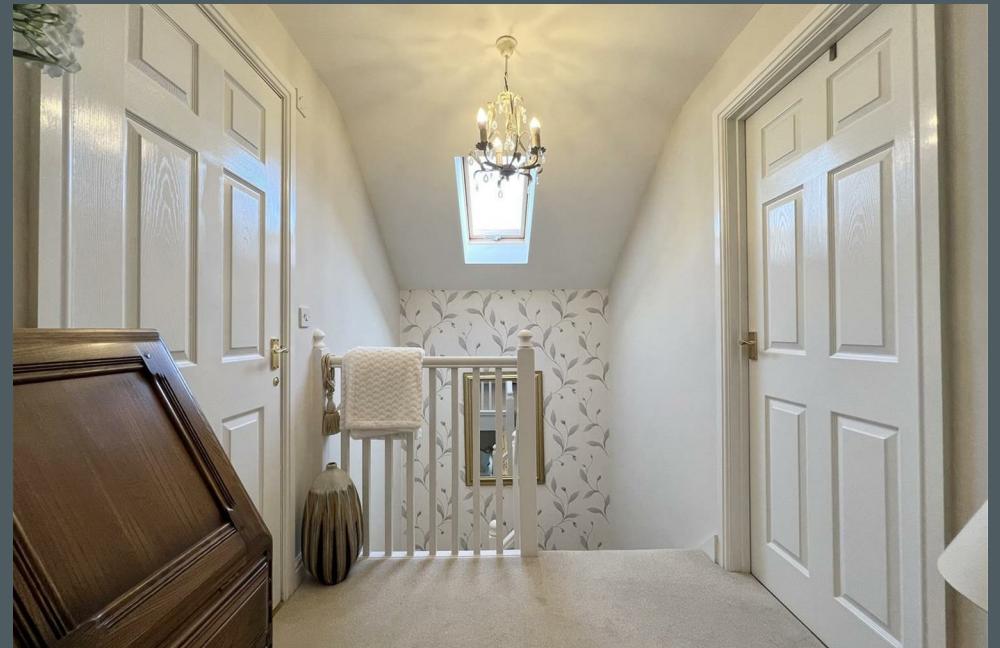
With double glazing window to front and central heating radiator.

Bathroom 9'2" x 7'6" (2.8 x 2.3)

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and half walls. Low level w.c., pedestal wash hand basin and fitted bath with hand held shower.

First Floor Landing

With double glazing skylight to side and access to storage in eaves. Door leading to second bedroom and en-suite.











Bedroom Two 15'5" x 14'9" (4.7 x 4.5)

With two double glazing skylights to side, two central heating radiators, bespoke fitted wardrobes and access to storage in eaves.

En-suite 4'11" x 13'1" (1.5 x 4.0)

With chrome heated towel rail and tiling to floor and walls. Low level w.c., pedestal wash hand basin and large walk in shower with step up for access.

Garden

With patio and seating area, raised bedding borders with steps for access. Access to front of property via gate to side.

Garage**Council Tax**

Tax Band is E.

Solar Panels

This home has 16 Solar panels owned by 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.

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 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 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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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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