



LexAllan
Grove *Village*

19A Haybridge Avenue, Hagley, Stourbridge DY8 2XG

Guide Price £680,000

...doing things differently

Lex Allan Grove Village are pleased to present this beautiful four bedroom detached property in the heart of Hagley! Within walking distance of the local high schools and primary school, this home is ideal for family living; the open plan kitchen diner a perfect space for everyone to come together whilst also benefitting from a separate living room for quieter nights. With four double bedrooms and two en-suites, this property provides the perfect space for a growing family! EJ 8/8/23 V1 EPC=B







Approach

Approached via block paved driveway with electric up and over door into garage and electric vehicle charging point.

Hallway 6'2" max x 16'0" max (1.9 max x 4.9 max)

With wood effect flooring, automatic lighting and storage cupboard. Doors leading to w.c., living room and double doors into kitchen diner.

W.C.

With obscured double glazing window to front, chrome radiator and tiling to splashback, low level w.c. and wash hand basin.

Living Room 11'1" max x 19'4" max (3.4 max x 5.9 max)

With double glazing bay window to front and further double glazing window to side, two central heating radiators and wood effect flooring. Marble feature fireplace with gas fire.

Kitchen Diner 14'9" max x 32'5" max (4.5 max x 9.9 max)

With double glazing bifold doors to rear and further double glazing window to rear, two central heating radiators, tiling to floor with underfloor heating. Fitted wall and base units, one and a half bowl sink and integrated fridge freezer. Integrated Bosch oven and microwave, five rings gas hob with extractor fan over, integrated dishwasher and island with storage. Door leading into utility.

Utility 5'2" max x 9'6" max (1.6 max x 2.9 max)

With double glazing door to side, fitted wall and base units with a half bowl sink, space and plumbing for white goods and door into garage.

Landing

With central heating radiator, airing and storage cupboards, automatic lighting and doors leading to all four bedrooms, study and family bathroom.

Bedroom One 20'0" max x 12'9" max (6.1 max x 3.9 max)

With double glazing bay window to front, two central heating radiators, walk in dressing area and doors leading to en-suite.

En-suite

With obscured double glazing window to side, chrome radiator and tiling to splashback, low level w.c., vanity wash hand basin unit with storage and fitted shower cubicle with drench head over.

Bedroom Two 12'9" max x 18'0" max (3.9 max x 5.5 max)

With double glazing window to front, central heating radiator, walk in dressing area and door leading to en-suite.

En-suite

With obscured double glazing window to side, chrome radiator and tiling to splashback, low level w.c., vanity wash hand basin unit and fitted shower cubicle.









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Bedroom Three 10'9" max x 11'9" max (3.3 max x 3.6 max)

With double glazing French doors to rear with Juliet balcony, central heating radiator and wood effect flooring.

Bedroom Four 10'9" max x 11'5" max (3.3 max x 3.5 max)

With double glazing French door to rear with Juliet balcony, central heating radiator and wood effect flooring.

Study 7'2" max x 6'2" max (2.2 max x 1.9 max)

With double glazing window to front and wood effect flooring.

Family Bathroom 9'10" max x 7'6" max (3.0 max x 2.3 max)

With obscured double glazing window to rear, chrome radiator and tiling to splashback, low level w.c., vanity wash hand basin unit with storage, fitted shower cubicle with drench head over and separate fitted bath.

Garden

With slabbed patio area, established borders, lawn area and side access to front.

Garage 19'4" max x 9'6" max (5.9 max x 2.9 max)

With electric up and over door, lighting and electricity points and housing Bosch boiler and fuse board.

Council Tax

Council 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 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

"All floor areas and dimensions are taken from architects drawings and must be treated as approximate. All room dimensions are maximum measurements. Prospective purchasers must verify themselves to individual room sizes and dimensions."



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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