



Lex Allan  
Grove  
Village

FOR SALE

01562 270270

Lex Allan  
Grove Village

21 Woodhouse Orchard, Belbroughton, Stourbridge DY9 9TQ

*...doing things differently*

Guide Price £220,000

TWO BEDROOM TERRACED PROPERTY IN THE HEART OF BELBROUGHTON. The property comprises of lounge, kitchen, two bedrooms, bathroom, low maintenance rear garden and allocated parking. Belbroughton offers an idyllic semi-rural setting offering a local shop and post office, a deli serving locally sourced fresh food, hairdressers, a variety of excellent pubs and eateries and a lovely primary school as well as sporting facilities including tennis courts and cricket club whilst being within easy reach of Birmingham, the motorway networks and the local market towns of Bromsgrove, Stourbridge and Kidderminster. DAG 31/8/23 EPC=C







## **Approach**

Approached via pathway through fore garden, door leading to entrance hall.

## **Entrance Hall**

With door to lounge.

## **Living Room 4.2 x 3.6**

With double glazed bay window to front elevation, t.v. point, stairs to first floor accommodation and door to kitchen.

## **Kitchen 3.5 x 2.6**

With double glazed window and door to rear, sink with drainer, plumbing for automatic washing machine, electric cooker point and filter hood, display cabinet, wall and base units with work surfaces over, space for appliances.

## **First Floor Landing**

Having doors radiating to:

## **Bedroom One 3.6 x 2.7**

With double glazed window to rear and central heating radiator.

## **Bedroom Two 2.3 x 2.6 min 3.6 max**

With double glazed window to front, central heating radiator and fitted storage cupboard.

## **Bathroom**

Bath with shower over, w.c., pedestal wash hand basin.

## **Garden**

Low maintenance garden having patio area, steps up to stone chipping area, mature borders, gate giving access to rear pathway.

## **Parking**

The property also benefits from having allocated parking space.

## **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**

Tax Band is C

## **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*

GROUND FLOOR

1ST FLOOR



WOODHOUSE ORCHARD, BELBROUGHTON, DY9 9TQ

TOTAL FLOOR AREA : 549sq.ft. (51.0 sq.m.) approx.

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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**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**

local knowledge exceptional service