



LexAllan
Grove *Village*

...doing things differently

1 Woodchester, Hagley, DY9 0NF

Price Guide £700,000

Proudly presenting this wonderful four bedroom detached property on a large corner plot! Located on a quiet cul de sac, this home is excellent for growing families looking to be in the village of Hagley. Offering brilliant opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network.

The property comprises of welcoming entry hall, large living room with patio doors out to the garden and double doors into the dining room. Following through from the dining room is the kitchen with ample space for a breakfast table and door into the utility. Upstairs you will find four good sized bedrooms, one of which with en-suite and the family bathroom. The garden is a great size with the option to include the lawned area to the side of the property. Viewings are highly recommended to appreciate the excellent potential this home offers! EJ 14/2/24 V2 EPC=D







Approach

Via block paved driveway with large lawned area and access to side of property.

Entrance Hall

Accessed via porch. With central heating radiator, stairs leading to first floor and under stairs storage cupboard. Doors radiating to:

Lounge 13'5" max 11'9" min x 24'3" (4.1 max 3.6 min x 7.4)

With curved double glazing bay window to front, double glazing French doors to rear and two central heating radiators. Feature stone fireplace with gas fire. Doors radiating to:

Dining Room 11'1" x 11'1" (3.4 x 3.4)

With double glazing window to rear and central heating radiator. Door leading into kitchen.

Kitchen 22'7" max 11'1" min x 8'10" max 7'6" min (6.9 max 3.4 min x 2.7 max 2.3 min)

With double glazing window to rear, internal single glazing window and door into utility, central heating radiator and tiling to floor and splashback. Featuring a variety of fitted wall and base units with granite worksurface over, four ring gas hob with extractor fan over, integrated oven and grill, dishwasher and sink with drainage. Space for white goods.

Utility 16'0" x 5'6" max 3'7" min (4.9 x 1.7 max 1.1 min)

With doors giving access to front and rear of property. Fitted base units with sink, space and plumbing for white goods, door into storage cupboard, lighting and electric points.

W.C. 5'6" x 5'10" (1.7 x 1.8)

With obscured double glazing window to side and tiling to floor and splashback. Low level w.c. and fitted wash hand basin with storage.

Landing

With access to loft, airing cupboard and doors radiating to:

Bedroom One 16'0" max 13'5" min x 12'5" max 6'10" min (4.9 max 4.1 min x 3.8 max 2.1 min)

With double glazing window to front, central heating radiator and wood flooring. Ample fitted storage and door leading to en-suite.

En-suite 351'0" max 4'7" min x 6'6" max 3'7" min (107 max 1.4 min x 2.0 max 1.1 min)

With obscured double glazing window to front, central heating radiator and tiling to floor and splashback. Low level w.c., pedestal wash hand basin and fitted shower cubicle.

Bedroom Two 12'9" max 11'5" min x 11'1" (3.9 max 3.5 min x 3.4)

With double glazing window to rear, central heating radiator wood flooring and fitted storage.







Bedroom Three 10'9" x 8'2" (3.3 x 2.5)

With double glazing window to rear, central heating radiator, wood flooring and fitted storage.

Bedroom Four 8'10" max 6'10" min x 11'1" max 8'2" min (2.7 max 2.1 min x 3.4 max 2.5 min)

With double glazing window to rear, central heating radiator and fitted storage.

Family Bathroom 6'6" max 2'11" min x 10'2" max 7'2" min (2.0 max 0.9 min x 3.1 max 2.2 min)

With obscured double glazing window to front, central heating radiator and tiling to floor and splashback. Low level w.c., pedestal wash hand basin and fitted bath with shower over.

Garden

With patio, large lawned area and established borders with fencing and hedging. Gate to side of plot and access to front of property.

Garage 16'4" max 9'6" min x 18'0" max 14'9" min (5.0 max 2.9 min x 5.5 max 4.5 min)

With electric up and over garage door, lighting and electric points.

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 Band

The council tax band is F

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



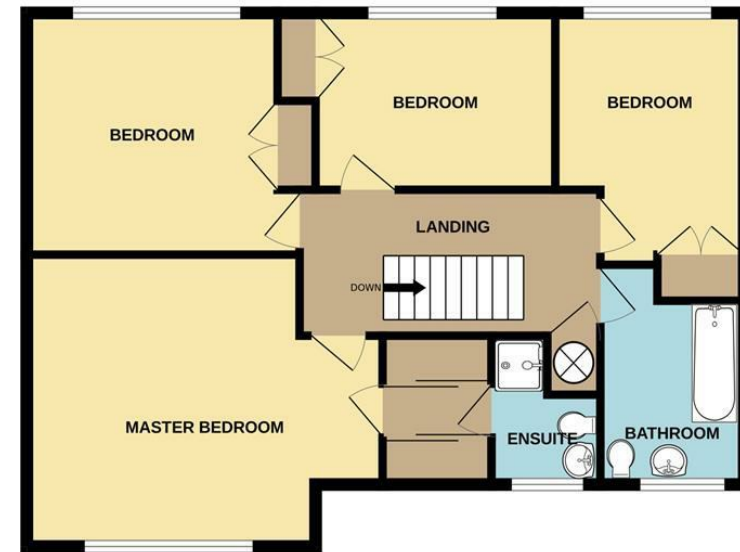
Hagley Train Station

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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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