



LexAllan
Grove *Village*

Hurls Crest Quantry Lane, Belbroughton, Stourbridge DY9 9UU

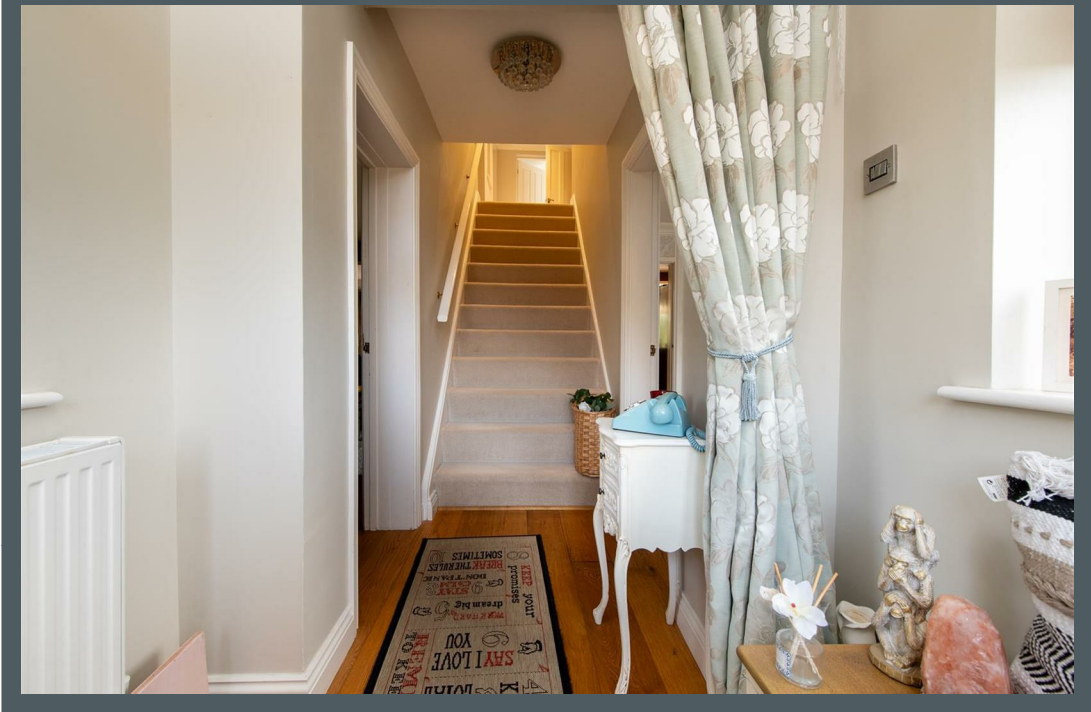
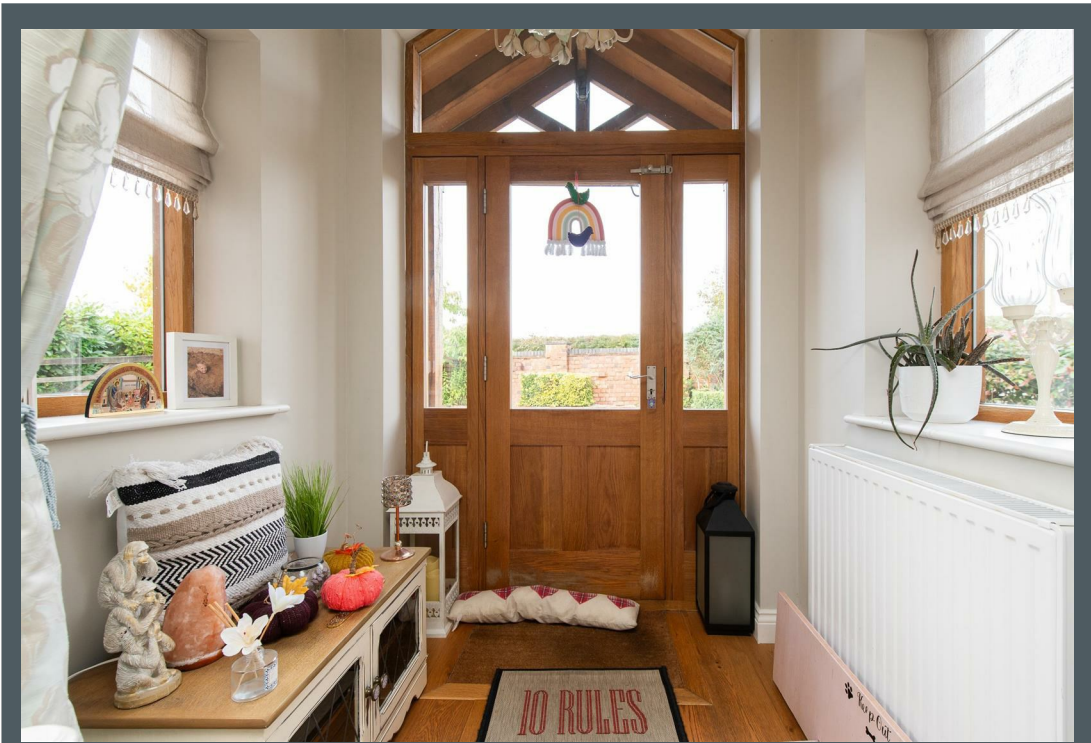
Guide Price £675,000

...doing things differently

Hurls Crest is located in the beautiful semi rural setting of Belbroughton with amazing far reaching views over local countryside and Malvern Hills yet within easy reach of urban civilisation. The ever popular National Trust Clent Hills are a short distance for those wishing to enjoy outdoor pursuits yet the ever popular villages of Belbroughton and Hagley are a short distance. Excellent commuting opportunities in Hagley via the train can reach Worcester, Birmingham and beyond, also having the M5 junction 4 is also within easy reach.

This lovely family home comprises of welcoming entry hall, large living room, dining room and excellent sized kitchen diner with beautiful exposed brick, beams and log burner. Upstairs you will find four good sized bedrooms, the main with en-suite and the family bathroom. The outside space is perfect for entertaining, with an indoor-outdoor seating area, tiered lawn, established borders and excellent views out onto the neighbouring fields and countryside.

Viewings of this fabulous property are highly recommended! EJ 16/1/24 V2







Approach

Via gated driveway with access to front and rear of property.

Entrance Hall

With double glazed apex window and window to side, central heating radiator, stairs leading to first floor and doors radiating to living room and dining room.

Living Room 27'10" max 25'11" min x 12'1" max 10'9" min (into 8.5 max 7.9 min x 3.7 max 3.3 min (into bay window)

With double glazed bay window to front, double glazed window to side, double glazed patio door out to rear patio area and two central heating radiators. Exposed brick fireplace with Cantura log burner, quarry tiling to hearth and solid wood flooring.

Dining Room 12'1" x 13'5" max 12'1" min (3.7 x 4.1 max 3.7 min)

With double glazed bay window to front, double glazed window to side and two central heating radiators. Solid wood flooring and door into the kitchen diner.

Kitchen Diner 19'4" max x 16'4" (5.9 max x 5.0)

With double glazed window to side, double glazed bifold doors to rear and feature central heating radiator. A variety of fitted wall and base units with island and granite work surface over, tiling to splashback and one and a half bowl sink with drainage. Integrated NEFF electric oven and grill, NEFF four ring induction hob with extractor fan over, wine cooler and space and plumbing for white goods. Exposed brick fireplace with Aduro log burner and solid oak mantle over.

Utility 11'5" max 7'2" min x 7'2" max 3'11" min (3.5 max 2.2 min x 2.2 max 1.2 min)

With door to rear and front and central heating radiator. Fitted wall and base units with work surface over, butlers sink and space and plumbing for white goods.

W.C.

With double glazed window to side, chrome central heating radiator and tiling to splashback. With low level w.c. and fitted wash hand basin.

Landing

With large airing cupboard housing boiler and doors radiating to:

Main Bedroom 15'1" x 12'1" (into wardrobe) (4.6 x 3.7 (into wardrobe))

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

En-suite 3'11" x 9'2" (1.2 x 2.8)

With double glazed window to side, chrome heated towel rail and tiling to floor and splashback. With low level w.c., wash hand basin and walk in shower cubicle.











Bedroom Two 12'1" max 4'11" min x 16'8" max 12'5" min (into wa (3.7 max 1.5 min x 5.1 max 3.8 min (into wardrobe))

With dual aspect double glazed window to side and front, central heating radiator, fitted wardrobes and fitted wash hand basin.

Bedroom Three 8'10" x 16'0" (2.7 x 4.9)

With two double glazed windows to rear, central heating radiator and fitted wardrobe.

Bedroom Four 6'10" x 12'1" (2.1 x 3.7)

With double glazed window to rear, central heating radiator and further recess leading to fitted wardrobe. Access to loft.

Family Bathroom

With double glazed window to side, chrome heated towel rail and tiling to floor and splashback. With low level w.c., pedestal wash hand basin, fitted bath and separate shower cubicle with drench head.

Garden

With far reaching views of local countryside, undercover patio perfect for entertaining and lawned area beyond. Established borders, pond and vegetable patch for keen gardeners.

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

Council 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 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



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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