



LexAllan
Grove *Village*

26 Wannerton Road, Blakedown, Kidderminster DY10 3NG

...doing things differently

Guide Price £650,000

This stunning four bedroom fully renovated detached family home in Blakedown provides potential buyers the ideal home for those wishing to be on the door step of beautiful countryside and within easy reach of urban civilisation, having excellent connections to Blakedown train station offering links to Birmingham, Worcester and beyond. The village of Hagley is also within easy reach, offering excellent schooling at both primary and secondary level and providing a range of amenities.

The property comprises of welcoming entry hall with doors leading to a large lounge, through into a spacious kitchen diner with access to the utility, garage and downstairs w.c. Upstairs you will find the large main bedroom with en-suite and a further three double bedrooms, along with family bathroom. The garden benefits from a large patio and lawn area, perfect for entertaining.

Viewings of this beautiful property are highly recommended! EJ 12/1/24 V2 EPC=C







Approach

Via driveway with garden to front, access to side of property and garage.

Entrance Hall 12'5" max 5'6" min x 10'2" max 8'6" min (3.8 max 1.7 min x 3.1 max 2.6 min)

With door to front, central heating radiator and laminate wood effect flooring. Doors leading to lounge, kitchen diner, w.c. and storage cupboard with stairs leading to first floor.

W.C. 5'6" x 4'11" (1.7 x 1.5)

With heated chrome towel rail, laminate wood effect flooring, low level w.c. and wash hand basin.

Living Room 23'11" x 13'1" max 11'9" min (7.3 x 4.0 max 3.6 min)

With dual aspect double glazing windows to front and rear, two central heating radiators and feature gas fireplace with granite surround.

Kitchen Diner 20'0" max 7'2" min x 21'7" max 10'9" min (6.1 max 2.2 min x 6.6 max 3.3 min)

With double glazing window to rear and French doors out to patio, two central heating radiators and laminate wood effect flooring. A variety of fitted wall and base units with quartz work surface over, one and a half bowl sink, integrated Bosch oven and grill and Bosch five ring gas hob with extractor fan overhead. With space and plumbing for white goods and fitted electric blinds.

Utility 9'2" x 8'2" (2.8 x 2.5)

With double glazing door to side, central heating radiator and laminate wood effect flooring. Fitted wall and base units with work surface over, fitted sink, plumbing and space for white goods and door into garage.

Landing

With doors leading to bedrooms and family bathroom, airing cupboard with housing Worcester boiler and access to loft.

Main Bedroom 20'11" max 11'1" min x 12'9" max 2'7" min (6.4 max 3.4 min x 3.9 max 0.8 min)

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

En-suite 5'10" max 4'3" min x 6'10" max 3'11" min (1.8 max 1.3 min x 2.1 max 1.2 min)

With obscured double glazing window to front, chrome heated towel rail and tiling to floor and splashback. Low level w.c., fitted wash hand basin and shower cubicle with drench head over.

Second Bedroom 11'1" x 11'5" (3.4 x 3.5)

With double glazing window to rear, central heating radiator and laminate wood effect flooring. Fitted storage and electric blinds.











Third Bedroom 12'9" max 10'9" min x 7'10" max 3'3" min (3.9 max 3.3 min x 2.4 max 1.0 min)

With double glazing window to rear, central heating radiator and laminate wood effect flooring.

Fourth Bedroom 11'1" max 7'10" min x 8'10" max 6'10" min (3.4 max 2.4 min x 2.7 max 2.1 min)

With double glazing window to rear, central heating radiator and laminate wood effect flooring.

Family Bathroom 10'2" x 6'10" (3.1 x 2.1)

With double glazing window to front, chrome heated towel rail and tiling to floor and splashback. Low level flush w.c., fitted vanity wash hand basin unit with storage, fitted bath with hand held shower and drench head.

Garden

With patio area, large lawn with established borders, shed for storage and access to side of property.

Garage 14'1" max 9'2" min x 16'0" max 6'2" min (4.3 max 2.8 min x 4.9 max 1.9 min)

With obscured double glazing window to side, up and over garage door, fitted wall and base units with work surface over and 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.

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.

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.



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



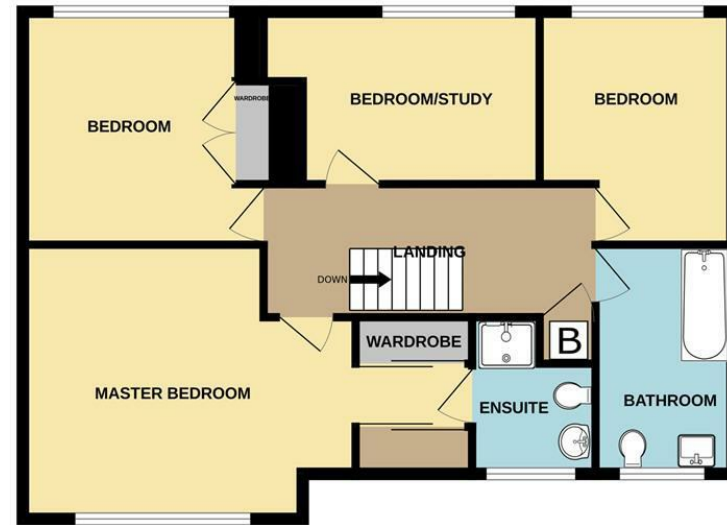
Hagley Train Station

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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.

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

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