



LexAllan
Grove *Village*

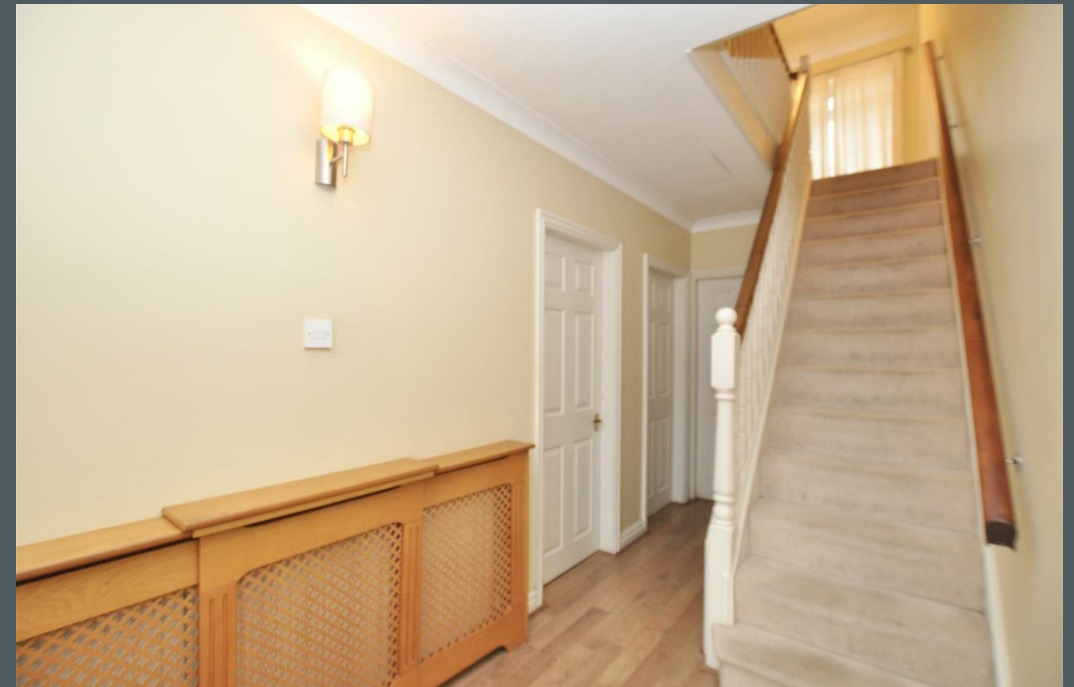
83 Lodge Crescent, Hagley, Stourbridge DY9 0ND

Price Guide £550,000

...doing things differently

An excellent opportunity to purchase a three bedroom detached property in Lodge Crescent! Located just a short walk from Hagley high street, this home is perfect for families looking to be closer to village life and the amenities on offer. Being within catchment area for the local primary and secondary schools, within easy reach of Hagley Train Station accessing both Birmingham, Worcester and beyond as well as a hassle free commute to the national motorway network from M5 Junction 4, this property provides the perfect balance between rural and urban living.

Comprising of a large reception room with separate smaller lounge, good sized kitchen diner with access to sun room and the utility with w.c. Upstairs you will find three double bedrooms and the family bathroom. Benefitting from a corner plot, the garden that comes with this property is of excellent proportion with large patio area perfect for entertaining. Viewings of the property are highly recommended! EJ 14/12/23 V1 EPC=D







Approach

Approached via stone chipped driveway with door to porch, separate access to utility and garage and gate into garden at rear.

Porch

With double glazing windows to front and sides, half brick wall surround. Door into entry hall.

Entrance hall

Accessed via porch. With single glazing stained glass windows to front, central heating radiator, wooden flooring and stairs leading to first floor.

Front Reception Room 13'1" max 10'9" min x 11'5" max 8'2" min (4.0 max 3.3 min x 3.5 max 2.5 min)

With double glazing bay window to front and central heating radiator.

Rear Reception Room 11'1" max 10'2" min x 20'11" max 9'2" min (3.4 max 3.1 min x 6.4 max 2.8 min)

Double glazing window to rear with feature stained glass, patio doors into sun room and two central heating radiators.

Kitchen 13'1"/3'3" x 6'10" (4/1 x 2.1)

With two double glazing windows into sun room, tiling to floor and splashback. A variety of fitted wall and base units with work surface over, one and a half bowl sink with drainage, four ring induction hob with extractor over and integrated oven, fridge freezer and dishwasher. With archway into dining room.

Dining Room 12'1" max 9'10" min x 10'5" max 6'10" min (3.7 max 3.0 min x 3.2 max 2.1 min)

With double glazing window to rear, door into conservatory and into utility. With central heating radiator, tiling to floor and fitted storage.

Sun Room 9'2" x 17'0" (2.8 x 5.2)

With double glazing windows surrounding and French doors out onto patio. Central heating radiator and tiling to floor.

Utility 8'10" x 7'6" (2.7 x 2.3)

With double glazing window to front and door out to driveway. Tiling to floor and splashback, fitted wall and base units with work surface over and sink with drainage. Space and plumbing for white goods, housing boiler and door into garage.

W.C

With central heating radiator, tiling to floor and splashback, fitted wash hand basin and low level w.c.









Landing

With double glazing window to rear, loft access and doors leading to bathroom and bedrooms.

Bedroom One 14'1" max 10'9" min x 11'5" max 9'6" min (4.3 max 3.3 min x 3.5 max 2.9 min)

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

Bedroom Two 10'9" max 6'2" min x 11'5" max 10'5" min (3.3 max 1.9 min x 3.5 max 3.2 min)

With double glazing window to rear and central heating radiator.

Bedroom Three 13'5" max 7'2" min x 14'1" max 7'10" min (4.1 max 2.2 min x 4.3 max 2.4 min)

With double glazing window to front, central heating radiator and fitted storage with vanity wash hand basin.

Bathroom 7'10" x 7'6" (2.4 x 2.3)

With dual aspect obscured double glazing windows to rear and side, central heating radiator and chrome heated towel rail. Tiling to splashback, large vanity unit with storage, low level w.c., shower cubicle and fitted bath.

Garden

With patio, large lawned area, mature trees and established borders with privacy hedging. Shed for storage and access to side and front of property via gate.

Garage

Outward opening twin garage door and lighting.

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 for this property 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 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



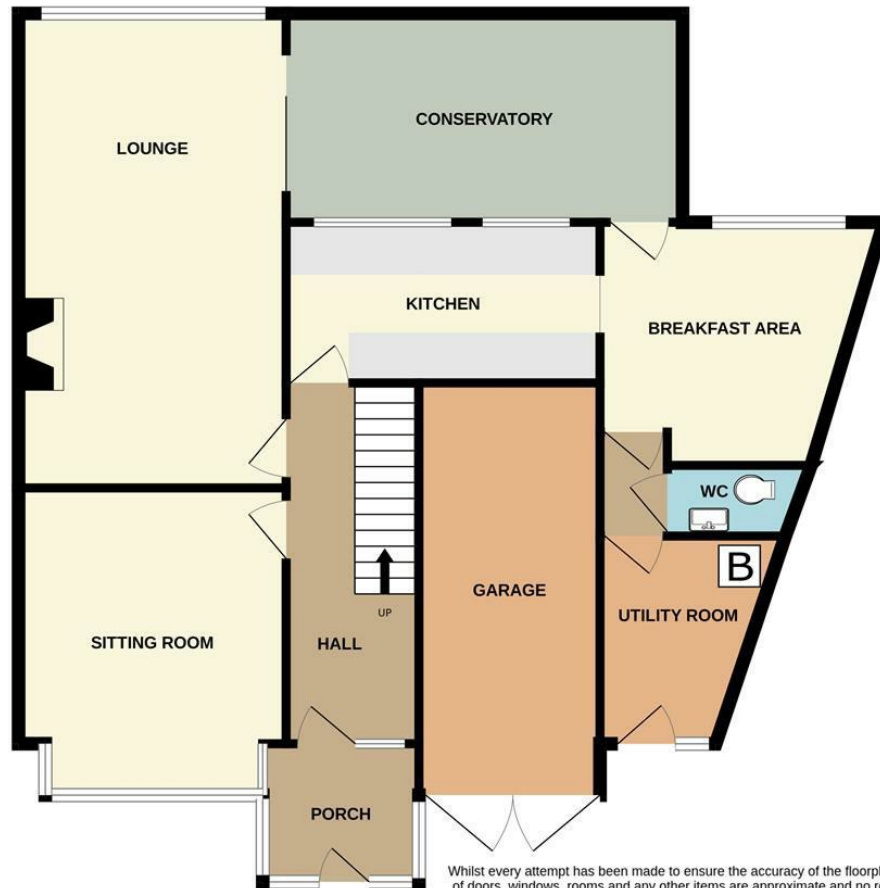
The Vine Inn, Clent - a favourite local haunt



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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