



**LexAllan**  
**Grove** *Village*

5B Haybridge Avenue, Hagley, Stourbridge DY8 2XG

Asking Price £620,000

*...doing things differently*

Proudly presenting this beautiful three bedroom detached bungalow on Haybridge Avenue. Within walking distance of the local high school, this property is excellent for families or those who wish to downsize and looking to be in the village of Hagley with easy access to the amenities on offer. 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. For those who enjoy the outdoors, countryside walks are on the doorstep!

The property comprises of welcoming entrance hall, large kitchen diner and living area, main bedroom with en-suite, a further two bedrooms and good sized family bathroom. With gardens to front and rear along with ample parking, viewings are highly recommended! EJ 29/2/24 V2 EPC=B







### **Approach**

Accessed via tarmac driveway with lawned garden to front.

### **Entrance Hall**

With doors leading to kitchen, bedrooms and family bathroom. Storage cupboard and loft hatch.

### **Kitchen 14'9" x 18'4" (4.5 x 5.6)**

With double glazing window to front and door to side. Folding double doors into living room. Featuring a variety of fitted wall and base units with quartz work surface over. One and a half bowl sink with drainer, integrated dishwasher, washing machine and dryer. Space for American style fridge freezer and large range cooker with glass feature extractor fan over. With wine fridge, spotlights overhead and space for table and chairs.

### **Living Room 14'9" x 15'1" (4.5 x 4.6)**

With double glazing windows and French doors to rear, feature fireplace and folding double doors into kitchen.

### **Main Bedroom 11'5" x 13'9" (3.5 x 4.2)**

With double glazing window to rear, ample fitted storage and door into en-suite.

### **En-suite 3'3" x 8'10" (into shower) (1.0 x 2.7 (into shower))**

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

### **Bedroom Two 13'9" max 11'5" min x 9'6" max 2'11" min (4.2 max 3.5 min x 2.9 max 0.9 min)**

With double glazing window to rear and fitted storage.

### **Bedroom Three 10'9" max 3'7" min x 11'9" max 9'6" min (3.3 max 1.1 min x 3.6 max 2.9 min)**

With double glazing window to front.

### **Family Bathroom 6'6" x 7'2" (2.0 x 2.2)**

With obscured double glazing window to front, chrome heated towel rail and tiling to floor and splashback. Low level w.c., vanity unit with storage, fitted bath and separate shower cubicle with drench head over.





# 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*

### **Garden**

With patio, lawned area and shed for storage. Established borders with fence panels and walled banked planters. Access to side passage and gate out to driveway.

### **Garage 18'4" x 11'1" (5.6 x 3.4)**

With up and over fob operated garage door and lighting 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 reserves the right to obtain electronic verification.

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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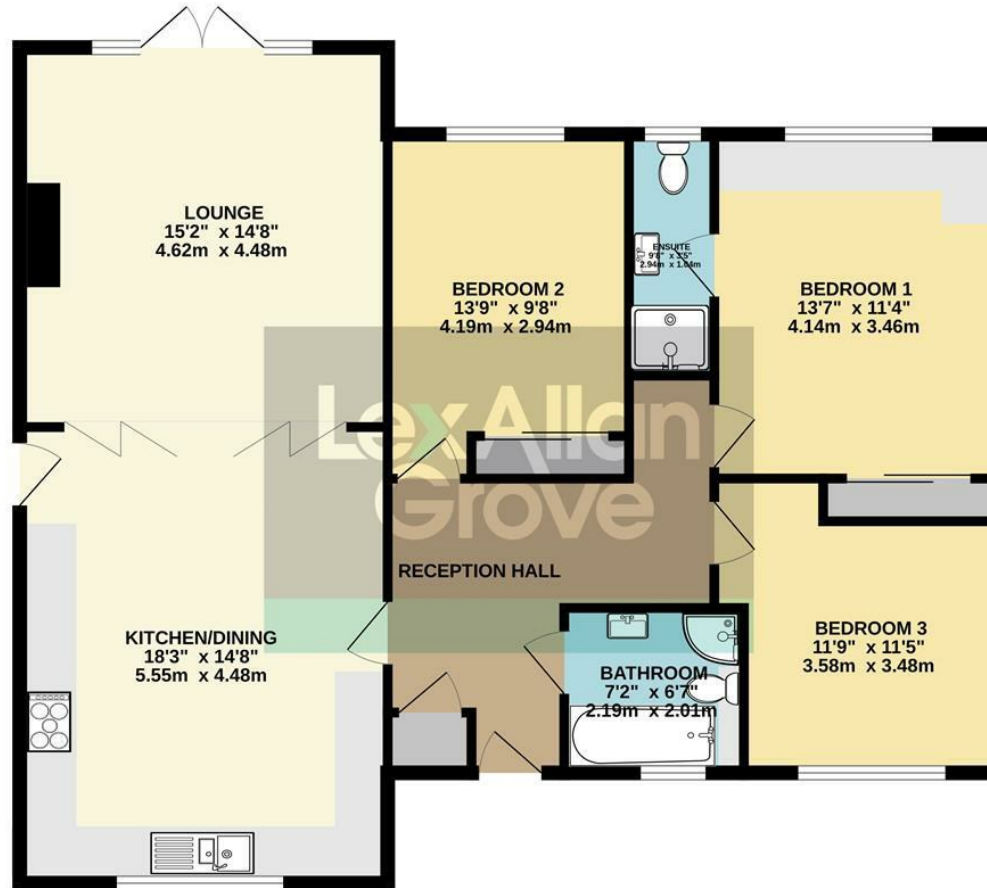
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**LexAllan  
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local knowledge exceptional service



## GROUND 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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