



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

Highbank, 43A Wollescote Road, Pedmore, Stourbridge DY9 7JS

*...doing things differently*

Asking Price £995,000



Proudly presenting this beautiful detached five bedroom family home! This property is perfect for those seeking to be close to local amenities with the additional benefit of countryside on their doorstep. Stourbridge has excellent local schooling, transport links with the M5 junction 4 and also Stourbridge Junction train station giving excellent commuter opportunities to Birmingham, Worcester and beyond. For those looking to enjoy outdoor pursuits, the National Trust Clent Hills are just a short drive and the local Mary Stevens Park is a stones throw away.

This spacious family home comprises a welcoming hallway, dual aspect lounge leading to study, separate dining room with beautiful curved bay window, downstairs w.c., fully equipped kitchen with utility beyond and opening into the garden room. On the first floor there are four well proportioned double bedrooms, two of which with en-suite a further fifth bedroom, and family bathroom. The generous garden is mainly laid to lawn with a good sized patio and decking area, as well as having well established borders with matured trees. The property has the additional benefit of a double garage and ample off road parking.

Viewings are highly advised to appreciate this stunning property! EJ 27/2/24 V1













### Approach

Approached via large driveway providing space for multiple cars, lawned area with seating, mature trees and hedging for privacy.

### Entrance hall

With double glazing door to front, central heating radiator, stairs to first floor and doors radiating to:

### Lounge 27'10" max x 11'9" max (8.5 max x 3.6 max)

With dual aspect double glazing windows to rear, front and side and sliding patio doors out onto the garden. Three central heating radiators, beautiful sandstone feature fireplace with gas fire and door leading to the study.

### Study 9'2" x 5'10" (2.8 x 1.8)

With dual aspect double glazing windows to front and rear and central heating radiator.

### Kitchen 18'8" max 16'8" min x 11'1" max 5'10" min (5.7 max 5.1 min x 3.4 max 1.8 min)

With internal double glazing window and sliding patio doors into garden room, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with quartz work surface over and matching breakfast bar. Various integrated Bosch appliances including electric oven, grill and microwave and fitted fridge. One and a half bowl Blanco sink with inset drainage and space and plumbing for white goods. Doors leading to side lobby with utility and into dining room.

### Garden Room 10'9" max 4'7" min 13'5" max 9'6" min (3.3 max 1.4 min 4.1 max 2.9 min )

With double glazing wrap around windows, French doors out to garden and tiling to floor.

### Dining Room 16'8" max x 14'9" max (5.1 max x 4.5 max )

With beautiful curved double glazing bay window to front, two central heating radiators and feature fireplace with electric fire.

### Side Lobby 15'1" x 3'11" (4.6 x 1.2)

Accessed via kitchen. With door to front, door into garage and open plan into the utility area.

### Utility 11'5" x 6'10" (3.5 x 2.1)

With double glazing window to rear and door out onto patio, central heating radiator and tiling to floor. Space and plumbing for white goods with work surface over, Belfast sink with drainage and access into pantry.

### Pantry 6'10" x 3'7" (2.1 x 1.1)

With double glazing window to rear, tiling to walls and fitted shelving for storage.

























### W.C.

Accessed via steps down from entrance hall. With obscured double glazing window to rear, central heating radiator and tiling to floor. Vanity wash hand basin unit with storage and low level w.c.

### Landing

With large double glazing window to rear, two central heating radiators and access to loft. Doors to bedrooms, family bathroom and airing cupboard.

### Master Bedroom 18'0" x 11'9" (5.5 x 3.6)

With dual aspect double glazing windows to side and front, central heating radiator and Avanti fitted wardrobes for storage with matching dressing table and chest of drawers. Door leading to en-suite.

### En-suite 8'10" x 11'1" (2.7 x 3.4)

With two obscured double glazing windows to rear, two chrome heated towel rails and tiling to floor and walls. Free standing feature bath, large fitted corner shower, vanity wash hand basin unit with storage, shaving point and low level w.c.

### Second Bedroom 9'6" max 6'2" min x 21'7" max 16'8" min (2.9 max 1.9 min x 6.6 max 5.1 min)

With two double glazing windows to rear, two central heating radiators and door to en-suite.

### En-suite 6'2" x 8'6" (1.9 x 2.6)

With obscured double glazing window to rear, central heating radiator and tiling to wall. Large fitted corner shower, pedestal wash hand basin and low level w.c.

### Third Bedroom 11'9" x 17'8" (3.6 x 5.4)

With double glazing window to front, central heating radiator and door to walk in wardrobe.

### Walk In Wardrobe 3'7" x 11'9" (1.1 x 3.6)

With access to loft and ample storage.

### Fourth Bedroom 15'1" x 12'1" (4.6 x 3.7)

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

### Fifth Bedroom 7'10" x 7'10" (2.4 x 2.4)

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

### Family Bathroom 9'6" max 6'6" min x 6'2" max 3'11" min (2.9 max 2.0 min x 1.9 max 1.2 min)

With obscured double glazing window to rear, chrome heated towel rail and tiling to floor and splashback. P shape fitted bath with shower overhead, vanity unit with wash hand basin, low level w.c. and storage.

### Garden

With ample patio areas for seating, raised decking and large lawned area. Matured trees, established borders and various raised planters and bedding areas. Enclosed private space for shed and storage accessed via stone chipped pathway and access to side of property.

### Garage 17'8" max 17'4" min x 25'7" max 3'11" min (5.4 max 5.3 min x 7.8 max 1.2 min)

With two obscured double glazing windows to side, up and over electric garage door, electric points and fuse box. Workshop area at rear with obscured double glazing window, lighting and fitted shelving for storage.

### 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 G





# 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 Plaiçe - 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*



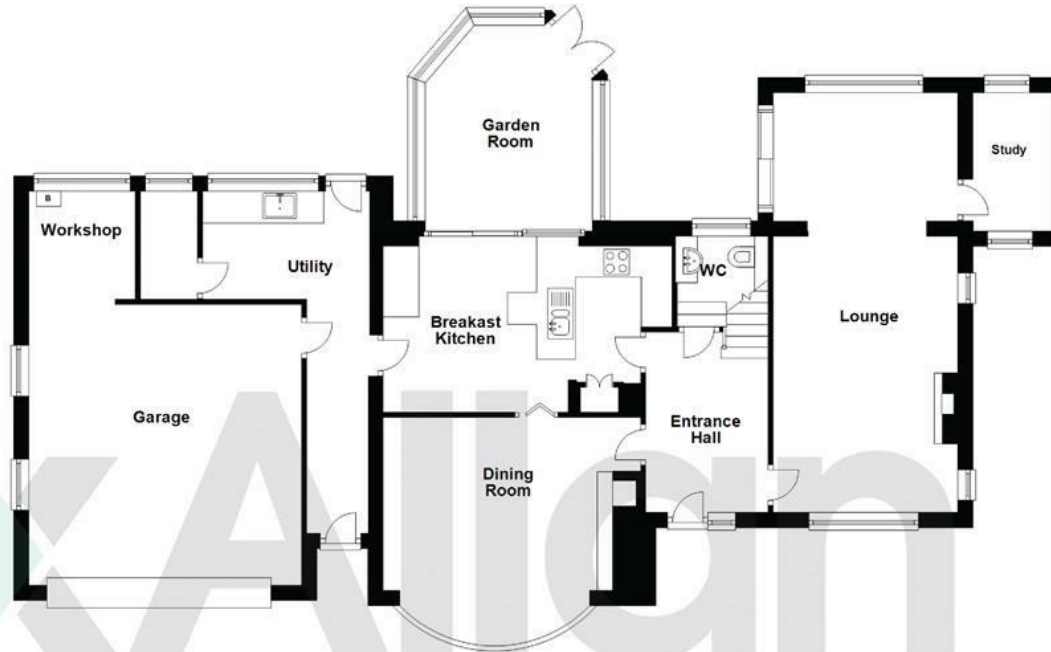
*Hagley Train Station*

*...doing things differently*

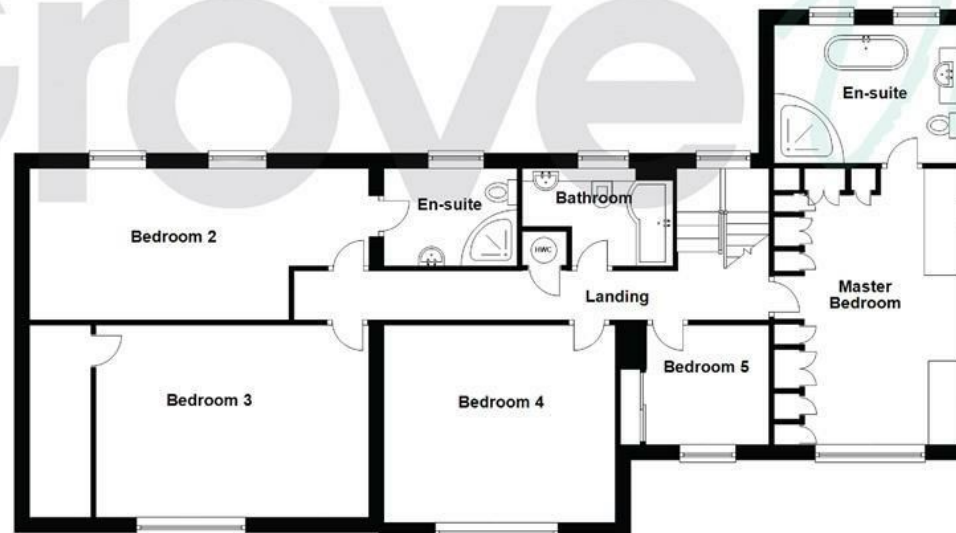




**Ground Floor**  
Approx. 151.2 sq. metres (1627.1 sq. feet)



**First Floor**  
Approx. 127.4 sq. metres (1370.9 sq. feet)



Total area: approx. 278.5 sq. metres (2998.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



## 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.

**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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**LexAllan  
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local knowledge exceptional service