



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

7 Malvern Gardens, Hagley, Stourbridge DY8 2XU

Guide Price £775,000

*...doing things differently*



An excellent opportunity to purchase a beautiful five bedroom detached family home within walking distance of local schools! Tucked away on a quiet cul de sac, Malvern Gardens is ideal for those looking to be within Hagley for schooling and the local amenities that are on offer. With 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.

The property comprises of large kitchen diner perfect for families and entertaining, separate lounge and dining room along with downstairs w.c. and utility. On the first floor you will find four double bedrooms, one with en-suite and further family bathroom. The second floor provides a master suite with dual aspect windows and large en-suite. The beautifully landscaped garden completes this lovely family home, viewings are highly recommended!  
EJ 7/2/24 V1 EPC=B













### Approach

Via block paved driveway with door into porch.

### Porch

With obscured double glazing windows to side and door leading to:

### Lounge 12'1" x 16'8" (3.7 x 5.1)

With double glazing window to front, central heating radiator and solid oak flooring. Double doors into the dining room, doorway leading to kitchen and further door into storage cupboard.

### Dining Room 16'0" x 8'2" (4.9 x 2.5)

With double glazing bifold doors to front and solid oak flooring.

### Walk-in-cupboard

Housing boiler, ample room for storage.

### Inner Hallway

With solid oak flooring, stairs to first floor and doors leading to:

### Downstairs W.C.

With obscured double glazing window to side, chrome heated towel rail, oversized ceramic tiling to floor and tiled splashback. Low level w.c. and vanity wash hand basin with storage.

### Utility 9'2" x 6'6" (2.8 x 2.0)

With obscured double glazing window and door to side, central heating radiator and oversized tiles to floor. Fitted wall and base units with work surface over, one and a half bowl sink with hose mixer tap and integrated washing machine.

### Open Plan Kitchen Living 19'8" max 13'1" min x 21'7" max 12'1" min (6.0 max 4.0 min x 6.6 max 3.7 min)

With double glazing window to rear, two to side and bifold doors out to patio. Central heating radiator and oversized ceramic tiles to floor, featuring a variety of fitted gloss wall and base units with granite work surface over and matching island, one and a half bowl sink with drainage, four ring electric induction hob with extractor fan over, electric oven, integrated fridge freezer and Bosch dishwasher, space for large dining table and separate seating area with t.v. points.

### First Floor Landing

With doors leading to bedrooms, family bathroom and stairs leading to second floor.

### Second Bedroom 14'9"ax 11'1" min x 10'5" (4.5max 3.4 min x 3.2)

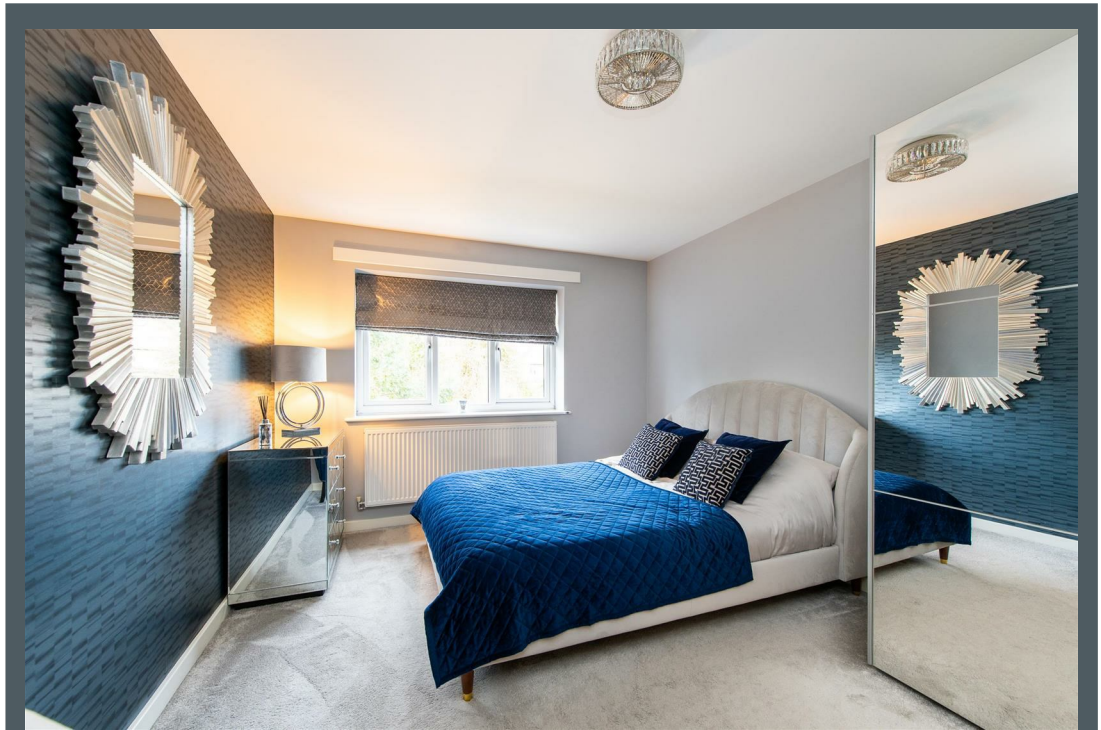
With double glazing window to rear, central heating radiator and door to en-suite.

### En-suite 8'10" x 5'2" (2.7 x 1.6)

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls. Low level w.c., pedestal wash hand basin and large walk in shower.

### Third Bedroom 14'9" max 11'1" min x 10'5" max (4.5 max 3.4 min x 3.2 max)

With double glazing window to rear and central heating radiator.

























**Fourth Bedroom 16'8" max 9'10" min x 10'5" max 8'2" min (5.1 max 3.0 min x 3.2 max 2.5 min)**

With dual aspect window to front and side and central heating radiator.

**Fifth Bedroom 12'9" x 10'9" (3.9 x 3.3)**

With double glazing window to front and central heating radiator.

**Family Bathroom 9'6" x 7'2" (2.9 x 2.2)**

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls. Low level w.c., pedestal wash hand basin, large freestanding bath with waterfall tap and hand held shower.

**Bedroom One 23'11" max x 21'7" max (7.3 max x 6.6 max)**

With two double glazing windows to rear, one to side and skylight to front. Two central heating radiators, fitted storage and door to en-suite.

**En-suite 6'10" x 10'5" (2.1 x 3.2)**

With skylight to front, chrome heated towel rail and tiling to floor and walls. Low level w.c., wash hand basin and large walk in shower with drench head and extractor.

**Garden**

Landscaped garden with oversized tiled patio area, lawn and further seating area with matching tiles. Established borders with fencing panels, block paved planting beds and access to via side of property out to front.

**Council Tax Band**

The council tax band is G

**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.

**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.

**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*



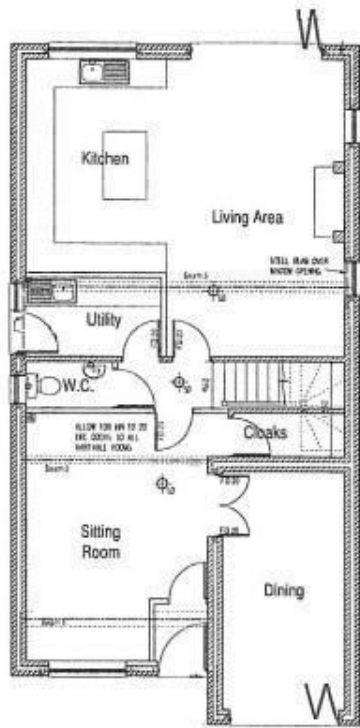
*The Vine Inn, Clent - a favourite local haunt*



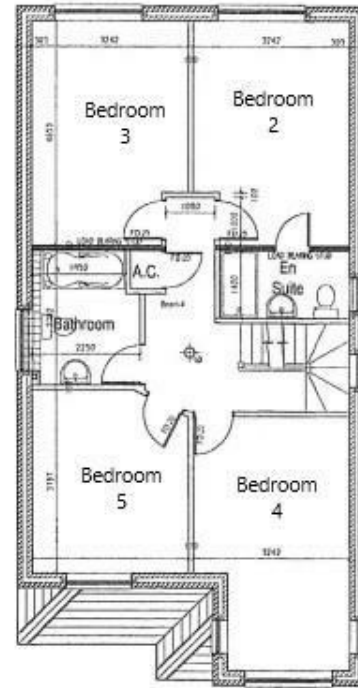
*Hagley Train Station*

*...doing things differently*





Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only

**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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