



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

*...doing things differently*

**10 The Spruces, Hagley, Stourbridge DY9 0GE**

**Guide Price £450,000**

Lex Allan Grove Village are pleased to present this beautiful four bedroom home located in the heart of Hagley! Renovated thoroughly throughout, this property is perfect for families looking to be within catchment of the local primary and secondary schools. Hagley High Street, with shops and amenities, is also just a short walk away. The area provides excellent commuter links to Birmingham, Worcester and beyond via Hagley train station and local motorway routes.

The house comprises of a welcoming entrance hall, good sized lounge and large kitchen diner with additional seating area, utility and downstairs w.c. Upstairs you will find the main bedroom with en-suite, three further bedrooms and the family bathroom. Outside provides patio area and lawn, perfect for entertaining! EJ 22/1/24 V1 EPC=C







## Approach

Accessed via driveway with door into porch.

## Entrance Hall

With door to front, central heating radiator and laminate flooring throughout. With stairs to first floor landing, storage cupboard under stairwell and doors radiating to:

## Living Room 16'8" x 9'10" (5.1 x 3.0 )

With double glazing window to front, bifold doors to rear and central heating radiator.

## Kitchen Diner 25'7" max 7'10" min x 14'9" max 7'6" min (7.8 max 2.4 min x 4.5 max 2.3 min )

With dual aspect double glazing windows to front and rear and bifold doors to side. Two central heating radiators and laminate flooring throughout. Featuring a variety of fitted wall and base units with quartz worksurface over, sink with drainage, four ring gas hob with extractor fan over and integrated oven, dishwasher and fridge freezer. With space for dining table, sofa and door into utility.

## Utility 5'2" x 8'2" (1.6 x 2.5)

With UPVC door to rear, central heating radiator and door into garage. Fitted wall and base units with worksurface over, sink with drainage, housing boiler and space and plumbing for white goods.

## Downstairs W.C. 6'6" x 2'3" (2.0 x 0.7)

With obscured double glazing window to rear, central heating radiator and tiling to splashback, low level w.c. and pedestal wash hand basin.

## Landing

With double glazing window to rear, central heating radiator and access to loft via hatch. Doors leading to bedrooms and family bathroom and access to airing cupboard with water tank.

## Bedroom One 11'1" x 10'2" (3.4 x 3.1)

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

## En-suite 5'10" max 2'11" min x 7'6" max 2'7" (1.8 max 0.9 min x 2.3 max 0.8)

With tiling to splashback and central heating radiator. Low level w.c., vanity unit with storage and shower cubicle with extractor fan.

## Bedroom Two 11'1" x 8'6" (3.4 x 2.6)

With double glazing window to rear and central heating radiator.

## Bedroom Three 9'2" x 8'6" (2.8 x 2.6)

With double glazing window to front and central heating radiator.











**Bedroom Four 8'2" max 6'10" min x 7'10" max 5'2" min (2.5 max 2.1 min x 2.4 max 1.6 min)**

With double glazing window to side and central heating radiator.

**Family Bathroom 6'6" x 5'6" (2.0 x 1.7)**

With obscured double glazing window to rear, central heating radiator and tiling to splashback. Low level w.c., pedestal wash hand basin and fitted bath.

**Garden**

With block paved patio, lawned area and established borders with fence panels.

**Garage 7'10" x 8'2" (2.4 x 2.5)**

With up and over garage door, space for white goods, lighting and electricity sockets.

**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 D

**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*

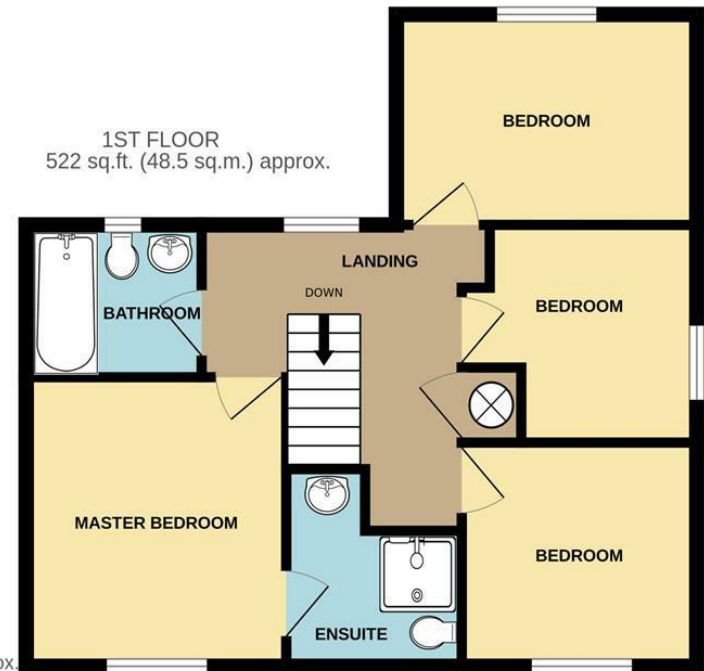


*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 sq.m.) approx.

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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**LexAllan  
Grove**

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