



LexAllan
Grove *Village*

Worcester Road, Hagley, Stourbridge DY9 0NZ

Guide Price £415,000

...doing things differently

SUPERB THREE BEDROOM FAMILY HOME IN THE HEART OF HAGLEY! The property is within walking distance of the village and the local amenities, including being close to the excellent local Hagley Primary School and high schools. It also offers 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 ever popular National Trust Clent Hills is also a short distance for those wishing to be outdoors.

The property has a welcoming reception hallway with downstairs w.c., office/playroom, beautifully appointed kitchen diner, low maintenance rear garden with decking. Off the first floor landing you will find the master bedroom one with fitted wardrobes and en-suite, attractive lounge with Juliet balcony overlooking rear garden. The second floor landing gives access to the bathroom and two generously sized bedrooms. This property needs to be viewed to be appreciated with three bedrooms and the additional benefit of off road parking and garage in central Hagley, this has to be an ideal family home. EJ 19/2/24 V1







Approach

via private gates giving access to communal parking and garage with pathway leading to front door.

Entry Hall

With central heating radiator and laminate wood effect flooring. Doors leading to study, w.c. and kitchen diner and stairs leading to first floor.

Study 5'10" x 7'2" (1.8 x 2.2)

With double glazing window to front and central heating radiator.

Downstairs w.c. 3'7" x 4'11" (1.1 x 1.5)

With obscured double glazing window to front, central heating radiator and tiling to floor and splashback, w.c., wash hand basin and access to fuse box.

Kitchen Diner 19'0" max 11'5" min x 15'5" max 11'9" min (5.8 max 3.5 min x 4.7 max 3.6 min)

With two double glazing windows to rear and door leading to garden. Two central heating radiators, part tiled part laminate flooring. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl sink with drainage and four ring gas hob with extractor and electric oven. Integrated washer dryer, fridge freezer and dishwasher. With further space for dining table and chairs.

First floor landing

With doors leading to living room and bedroom one and stairs to second floor.

Living Room 15'5" x 11'5" (4.7 x 3.5)

With two double glazing windows to rear and doors out to Juliet balcony. Two central heating radiators and laminate wood effect flooring, feature fireplace with wood mantle and marble hearth.

Bedroom One 11'1" max x 13'1" max (3.4 max x 4.0 max)

With two double glazing windows to front, central heating radiator, ample fitted storage and door to en-suite. Agents Note: into storage not measured

En-suite 5'2" max 2'7" min x 5'6" max 2'7" min (1.6 max 0.8 min x 1.7 max 0.8 min)

With chrome heated towel rail and tiling to floor and splashback. Low level w.c., pedestal wash hand basin and fitted shower cubicle with extractor fan over.

Second Floor Landing

With central heating radiator, access to loft via hatch and airing cupboard housing boiler. With doors leading to:

Second Bedroom 15'5" x 9'6" (4.7 x 2.9)

With three double glazing velux windows to rear and two central heating radiators. Agents note: Restricted head height.











Third Bedroom 11'1" max 6'2" min x 9'2" max 3'7" min (3.4 max 1.9 min x 2.8 max 1.1 min)

With double glazing window to front and central heating radiator. Agents note: Restricted head height.

Family Bathroom 7'10" max 7'2" min x 5'6" (2.4 max 2.2 min x 1.7)

With obscured double glazing window to front, central heating radiator and tiling to floor and splashback, w.c., pedestal wash hand basin and fitted bath with shower over and glass shower screen.

Garden

With patio and lawn, raised decking area and established borders with fence panels and walls. Gate giving access to passage at rear, leading to parking area. Paved passageway to side gate and large garden shed.

Garage 9'6" x 18'8" (2.9 x 5.7)

With electric up and over garage door, lighting overhead and power 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 and the garage is leasehold. 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



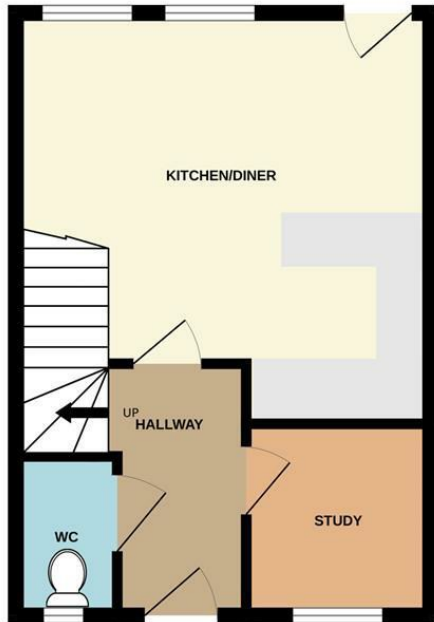
The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

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GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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