



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

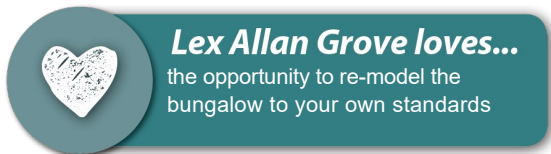
*...doing things differently*

**23 Tye Gardens, Stourbridge DY9 0XU**

*Asking Price £550,000*



Offering no upward chain and vacant possession this two bedroom detached bungalow situated in a popular cul de sac off Red Lake Road has a wealth of opportunity to create a beautiful family home enabling you to put your own stamp on style and standard. The accommodation comprises of driveway with lawned area to front, porch and entrance hall give access to lounge with separate dining room and conservatory off, breakfast kitchen, large utility space to side, electrically operated garage doors to over sized garage, two double bedrooms with fitted furniture, shower room and rear garden. DAG 18/3/24 V1 EPC=E













**Approach**

Via driveway with lawned area to side, door leading :

**Entrance hall**

Having central heating radiator, wooden flooring, door leading to cloaks cupboard, further door leading to dining room.

**Dining room 9'10" x 12'9" (3.0 x 3.9)**

Window to rear, central heating radiator, sliding doors giving access to lounge and further door giving access to conservatory.

**Conservatory 17'4" x 8'2" (5.3 x 2.5)**

Double glazed French door and window to rear, central heating radiator.

**Lounge 16'0" x 12'9" (4.9 x 3.9)**

Window to rear, central heating radiator, gas fire with surround, door to dining room.

**Kitchen 14'5" x 10'9" (4.4 x 3.3)**

Double glazed window to front, double stainless steel sink and drainer with mixer tap, wall and base units with roll top work surfaces over, integrated oven and grill, electric hob with fan above, breakfast bar, wood effect laminate flooring.

**Side lobby/utility 8'6" x 28'6" (2.6 x 8.7)**

A useful room that could be further adapted. Double glazed window and door to rear garden, free standing boiler, central heating radiator and door to downstairs w.c.

**Downstairs w.c.**

Central heating radiator, w.c., wash hand basin.

**Bedroom one 13'1" x 13'1" (4.0 x 4.0)**

Double glazed window to front, range of wardrobes with over head units and dressing table.

**Bedroom two 10'9" x 9'10" (3.3 x 3.0)**

Double glazed window to rear, central heating radiator, fitted wardrobes.

**Shower room**

Double glazed obscured window to front, w.c., pedestal wash hand basin, complementary tiling to walls, central heating radiator, airing cupboard.

**Garage 15'5" x 16'0" (4.7 x 4.9)**

Electrically operated up and over door, water tap.

**Garden**

Patio area with lawned area beyond, borders and access to front.

**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 Banding**

Tax Band is F.

# 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*



## 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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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  
Grove**

local knowledge exceptional service