



LexAllan
Grove *Village*

...doing things differently

16 Neville Avenue, Kidderminster DY11 7AL

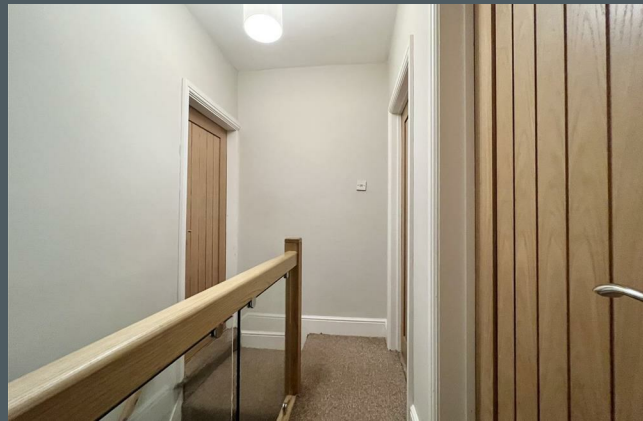
Guide Price £230,000

Fabulous three bedroom semi detached family home located in Neville Avenue. Located in one of Kidderminster's most desirable roads, close to Kidderminster Town centre offering a range of eateries, shops, and amenities. There is highly sought after schooling opportunities including Foley Park Primary within easy reach. For those who enjoy being outdoors, Brinton Park is a stone's throw away and The Wyre Forest is within a short drive. There is excellent commuter links with Kidderminster Train station, bus station and easy access to motorway links.

The property comprises of a welcoming lounge with log burner, extended dining room with French doors leading into the garden, well fitted kitchen with utility space and downstairs shower room. On the first floor you will find bedroom one with fitted wardrobes, bedroom three and a newly renovated shower room. Stairs leading to the second floor opening into bedroom two. The Garden space is a wonderful addition with patio seating area, lawn beyond and a summerhouse with outside space for hot tub. Viewings are highly recommended! EJ 17/1/24 V1 EPC = E







Approach

Approached via block paved driveway with side access to utility.

Lounge 12'1" max 11'1" min x 13'1" max 11'1" min (3.7 max 3.4 min x 4.0 max 3.4 min)

With double glazed bay window to front, central heated radiator, feature log burner with slate hearth and oak mantle over, stairs to first floor and door leading into:

Dining Room 15'8" max 12'5" max (4.8 max 3.8 max)

Double glazed French doors to rear, central heating radiator and door leading to cellar.

Kitchen 11'9" max 6'6" max (3.6 max 2.0 max)

Double glazed window to side, door giving access to side passage, and door into utility. Karndean wood effect flooring, central heating radiator and a variety of fitted wall and base units with work surface over and breakfast bar. Inset one and a half bowl sink with drainage, integrated double electric oven, five ring gas hob with extractor fan over and integrated dishwasher and washing machine.

Utility Area 6'6" x 2'7" (2.0 x 0.8)

With work surface, space and plumbing for white goods and housing boiler.

Ground Floor Shower Room 6'2" x 6'2" (1.9 x 1.9)

With obscured double glazing window to side, central heating radiator and tiling to floor and walls. Low level w.c., pedestal wash hand basin and walk in shower.

First Floor Landing

With solid oak and glass mix banister, stairs to second floor and doors leading to bedrooms.

Bedroom One 11'5" x 12'1" max 11'1" min (3.5 x 3.7 max 3.4 min)

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

Bedroom Two 9'2" max 6'6" min x 7'6" max 3'7" min (2.8 max 2.0 min x 2.3 max 1.1 min)

With double glazing window to rear, central heating radiator and feature fireplace.

Bathroom 9'2" x 3'11" (2.8 x 1.2)

With chrome heated towel rail and tiling to floor and splashback. Low level w.c., vanity unit with storage and large walk in shower with drench head over.

Bedroom Three 11'9" x 12'1" (agents note- restricted head height (3.6 x 3.7 (agents note- restricted head height, in)

Accessed via stairs from first floor. With double glazing skylight and central heating radiator.

Garden

With patio and lawned areas, built in planter bed and stone chipped area with summerhouse.









Summer House 11'1" x 11'5" (3.4 x 3.5)

Accessed via double doors. With wooden flooring, lighting and power sockets.

Council Tax

The council tax band is B.

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 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

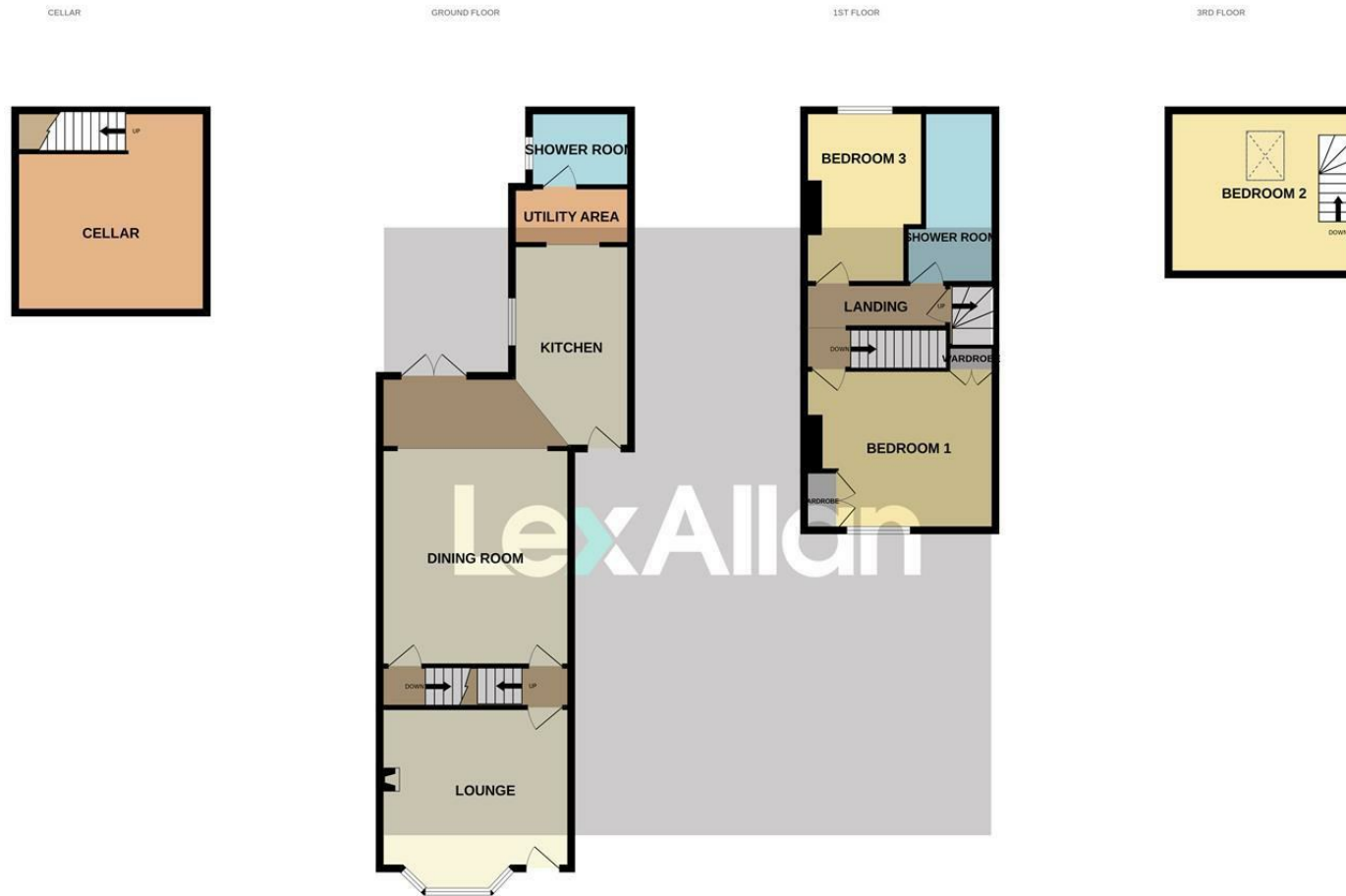


The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

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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.

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

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