



LexAllan
Grove *Village*

3 Broadfields, Hagley, Stourbridge DY9 0PQ

Guide Price £325,000

...doing things differently

Three bedroom family home close to the heart of Hagley! Situated within easy walking distance of Hagley Village centre or the obvious amenities including excellent local transport links via Hagley train station to Birmingham, Worcester and beyond and the ever popular schools both at primary and senior levels. For those wishing to enjoy outdoor pursuits the beautiful National Trust Clent Hills are just a short distance away.

The property comprises of entrance hall, downstairs w.c., attractive lounge, kitchen dining room, low maintenance garden, three bedrooms and family bathroom. Internal inspection highly recommended! EJ 28/2/24 V1 EPC=C







Approach

Approached via block paved driveway with pathway to side leading to front door. Further gate giving access to garden.

Entrance Hall

With central heating radiator, tiling to floor and stairs to first floor. Doors leading to:

Cloakroom 4'11" max x 3'3", 29'6" max (1.5 max x 1,9 max)

With wood effect flooring, storage cupboard and door leading to garage and w.c.

Living Room 15'8" max x 11'5" max (4.8 max x 3.5 max)

With double glazing sliding patio doors to rear, central heating radiator and wood effect flooring. Feature fireplace with log burner and solid wood mantle over.

Kitchen 16'8" max x 7'6" max (5.1 max x 2.3 max)

With double glazing window to front, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with work surface over, tiling to splashback and double sink with mixer tap. Freestanding electric oven with extractor fan over and space and plumbing for white goods. Access to under stairs storage cupboard.

Downstairs w.c.

With wood effect flooring and tiling to half wall, central heating radiator, w.c. and vanity wash hand basin with storage.

First floor landing

With loft hatch, airing cupboard and doors leading to:

Bedroom One 16'0" max x 11'9" (4.9 max x 3.6)

With double glazing window to rear and central heating radiator.

Bedroom Two 8'10" max x 10'9" (2.7 max x 3.3)

With double glazing window to front and central heating radiator.

Bedroom Three 10'9" x 6'10" (3.3 x 2.1)

With double glazing window to front and central heating radiator.

Family Bathroom 5'6" x 7'2" (1.7 x 2.2)

With obscured double glazing window to side, chrome heated towel rail, wood effect flooring and tiling to splashback. Low level w.c., fitted vanity wash hand basin with storage and P shaped bath with drench head shower over.





Garden

Patio area with lawn beyond with garden shed and access to side.

Garage 8'10" max x 8'2" max (2.7 max x 2.5 max)

With up and over garage door, space and plumbing for white goods, electricity points and lighting overhead.

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 C.

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.

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.

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



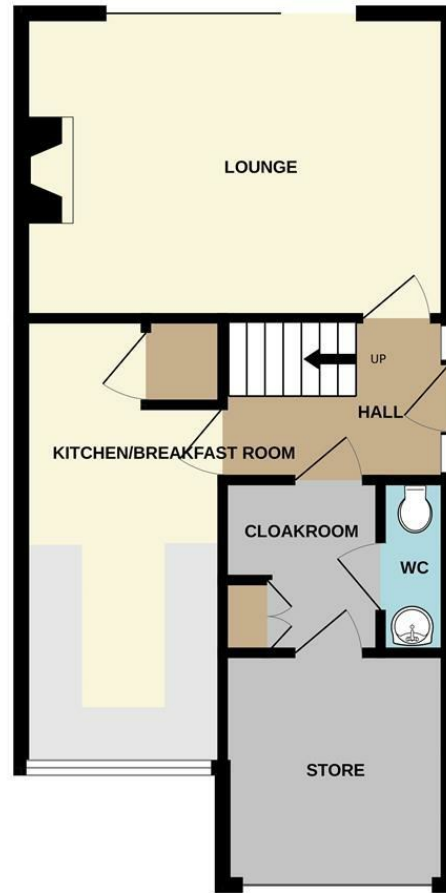
The Vine Inn, Clent - a favourite local haunt



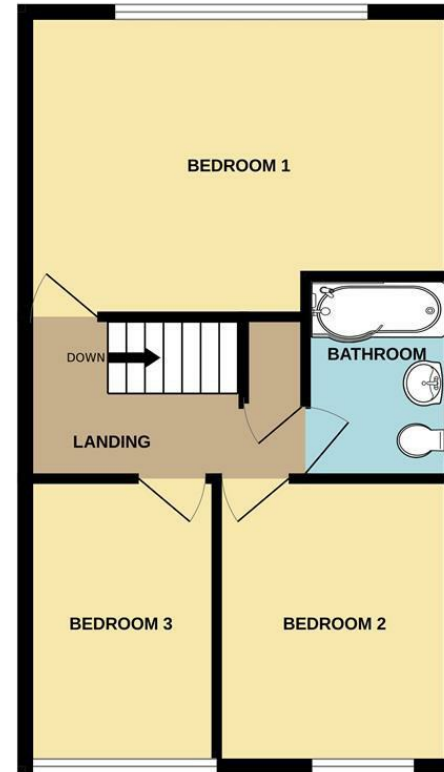
Hagley Train Station

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GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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**LexAllan
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local knowledge exceptional service