



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

*...doing things differently*

**3 Green Meadow, Stourbridge DY9 0XY**

*Guide Price £665,000*

BEAUTIFULLY PRESENTED AND RECENTLY COMPLETELY REFURBISHED FIVE BEDROOM FAMILY HOME SET IN A POPULAR CUL DE SAC IN PEDMORE. Situated on the outskirts of Hagley and overlooking one of Pedmore's popular green spaces, Green Meadow is the ideal location for those looking to find the perfect balance between rural and suburban living. Occupying one of the premier addresses in the area, this family home offers extensive and versatile accommodation within easy reach of Hagley village, the obvious benefits including Hagley train station giving excellent commuter links to Birmingham, Worcester and beyond. This family home also offers excellent local schooling at both primary and secondary levels.

The property comprises of block paved frontage, welcoming reception hall, lounge and second reception room, downstairs w.c., beautifully refurbished kitchen overlooking rear garden. First floor landing gives access to four double bedrooms with master bedroom en-suite, further family bathroom, second floor landing gives access to another double bedroom with separate en-suite. The garden is perfect for entertaining with the added benefit of a summer house. Ample parking is available and the use of a single garage, internal inspection highly recommended to appreciate this family home! EPC=C EJ 6/3/24 V1







### Approach

Approached via block paved driveway with step up to front door and access to garden via side gate.

### Entrance Hall

With central heating radiator, stairs to first floor and doors radiating to:

### Dining Room 11'9" x 10'5" (3.6 x 3.2)

With double glazing window to front and central heating radiator.

### Lounge 17'4" max x 13'1" (5.3 max x 4.0)

With double glazing patio doors out to rear and feature living flame gas coal fire and marble hearth. Two central heating radiators.

### Kitchen 14'1" x 12'1" (4.3 x 3.7)

With double glazing windows to rear, central heating radiator and tiling to floor. Featuring a bespoke kitchen by Roundhouse of Cheltenham. Fitted wall and base units with work surface over and matching breakfast bar, sink and five ring Miele gas hob with extractor fan overhead. Integrated Miele appliances include; oven, combi microwave, steamer, warming drawer and coffee machine. Miele washing machine, dryer and integrated fridge freezer and dishwasher. Door to side for access.

### W.C

With obscured double glazing window to side, chrome heated towel rail and ceramic tiling to floor. W.C. and fitted vanity unit.

### First Floor Landing

With double glazing window to front and central heating radiator. With stairs leading to second floor and doors radiating to:

### Bedroom One 13'1" x 10'5" (4.0 x 3.2)

With double glazing window to rear and central heating radiator. Ample fitted wardrobes for storage and door leading to en suite.

### En-suite

With obscured double glazing window to rear, electric underfloor heating, chrome heated towel rail. Tiling to floor and walls. W.C., fitted vanity unit and shower cubicle.

### Bedroom Two 12'1" x 10'5" (3.7 x 3.2)

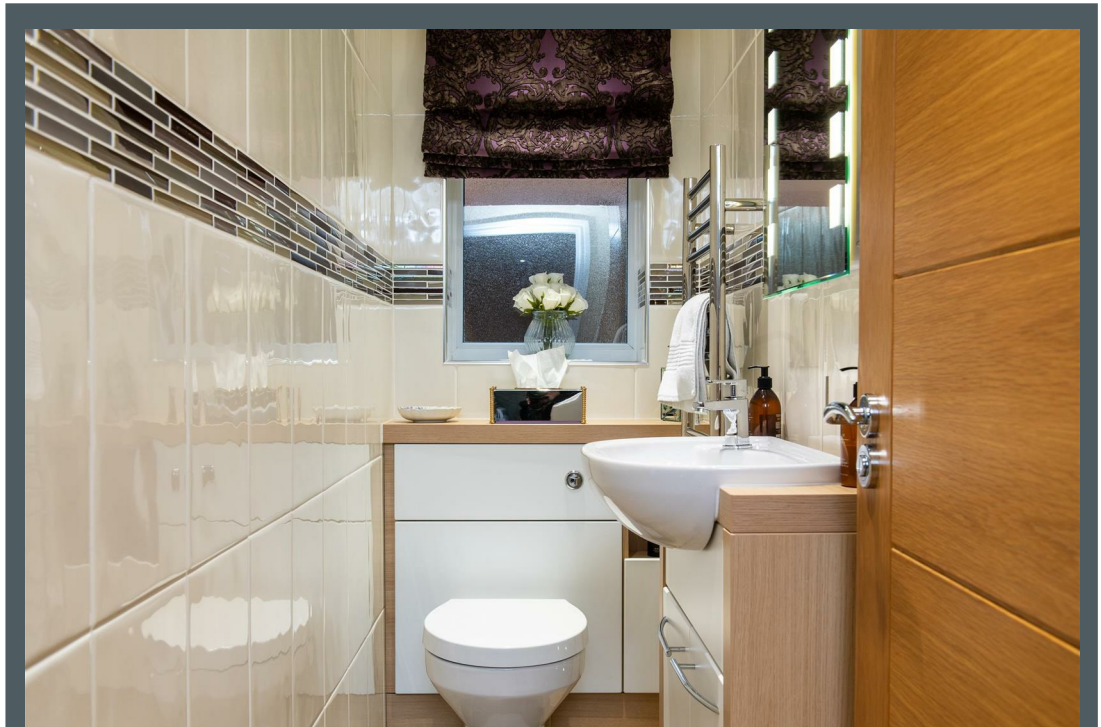
With double glazing window to front, central heating radiator and ample fitted wardrobes for storage.

### Bedroom Three 10'9" x 9'6" (3.3 x 2.9)

With double glazing window to rear, central heating radiator and ample fitted wardrobes for storage.

### Bedroom Four 10'5" x 8'6" (3.2 x 2.6)

With double glazing window to front, central heating radiator and storage cupboard.













### **Family Bathroom**

With obscured double glazing window to side, chrome heated towel rail, underfloor heating and tiling to floor and walls. Low level w.c., vanity unit and fitted bath with shower overhead.

### **Second Floor Landing**

With doors radiating to:

### **Bedroom Five 15'8" x 14'1" (4.8 x 4.3)**

With three Velux windows to rear, two central heating radiators and ample fitted wardrobes for storage.

### **Shower Room**

With Velux skylight to rear, chrome heated towel rail and tiling to floor and walls. With airing cupboard and additional built in storage. Low level w.c., fitted wash hand basin and corner shower cubicle.

### **Garden**

Secure garden with paved patio area, and lawn. Feature summer house, and shed for storage both with electric lighting and ample power points. Gate to side for access to front of property.

### **Garage 18'0" x 8'6" (5.5 x 2.6)**

With electric up and over garage door, lighting overhead and power points and radiator.

### **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

### **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*



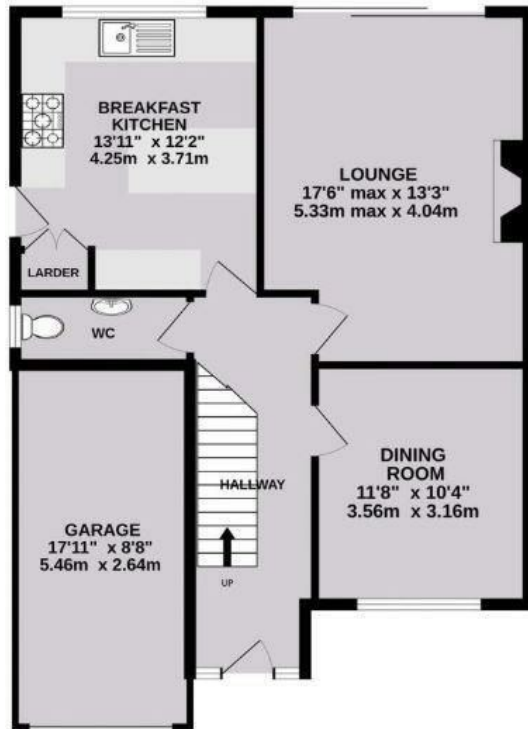
*The Vine Inn, Clent - a favourite local haunt*



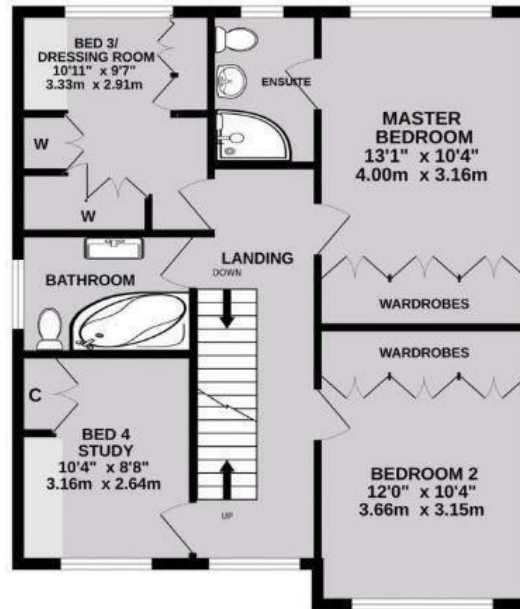
*Hagley Train Station*

*...doing things differently*

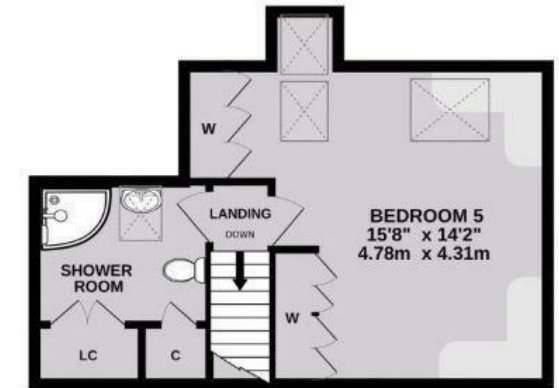
GROUND FLOOR  
OMITS GARAGE AREA  
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



2ND FLOOR  
367 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1736 sq.ft. (161.3 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.  
Made with Metropix ©2023

Address: 3 Green Meadow, STOURBRIDGE, DY9 0XY  
RRN:



**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.

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

**LexAllan  
Grove**

local knowledge exceptional service