



LexAllan
Grove *Village*

Byway Cottage, 21 School Lane, Hagley, Stourbridge DY9 9LD

Asking Price £395,000

...doing things differently

Proudly presenting Byway Cottage; a charming property full of character close to local countryside and within a short walk of Hagley Hall, St Johns Church and the beautiful surrounding parkland.

The property comprises of a lovely living room with French doors out to the garden, dining room with beautiful brick fireplace, snug and kitchen. Upstairs you will find two large double bedrooms and good sized family bathroom. Completing the property is a tiered courtyard garden with various seating areas and planting beds.

Not one to be missed, viewings are recommended to appreciate the lovely character and uniqueness this home offers. EJ 5/3/24 V1 EPC=D







Approach

Approached via pathway.

Entrance Hall

With tiled flooring, central heating radiator and storage cupboard. With doors leading to dining room, living room and walk way through to snug and kitchen.

Living Room 11'1" x 19'0" (3.4 x 5.8)

With double glazing window to front and French patio doors out to rear, central heating radiator and feature open fireplace with electric fire.

Dining Room 8'2" x 15'1" (2.5 x 4.6)

With double glazing window to front, central heating radiator and large feature brick fireplace.

Snug 10'5" max x 11'9" max (3.2 max x 3.6 max)

With double glazing window to side, central heating radiator, glass double doors into kitchen and stairs to first floor.

Kitchen 7'10" x 10'5" (2.4 x 3.2)

With double glazing window to rear and two to side, central heating radiator and quarry tiling to floor. Featuring a variety of fitted wall and base units with work surface over and tiling to splashback. Stainless steel sink with drainage and space for electric cooker with extractor fan overhead. Further space for fridge freezer, dishwasher and washing machine.

First Floor Landing

Split level landing, double glazing window to side with window seat and loft hatch.

Family Bathroom 7'2" max 5'2" min x 10'2" max 4'3" min (2.2 max 1.6 min x 3.1 max 1.3 min)

With double glazing window to side, central heating radiator and tiling to half wall and shower, w.c., vanity wash hand basin with storage and fitted bath with shower. Airing cupboard with housing boiler and second loft hatch.

Bedroom One 19'0" x 11'1" (5.8 x 3.4)

Dual aspect double glazing windows to front and rear and central heating radiator.

Bedroom Two 15'1" x 11'5" (4.6 x 3.5)

With double glazing window to front and central heating radiator. Fitted wardrobe for storage and further fitted storage cupboard.







Garden

Split level two tier garden with block paved patio areas, various beds for planting and established brick wall borders. Side gate for access and brick storage shed.

Council Tax Band

The council tax band is D.

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



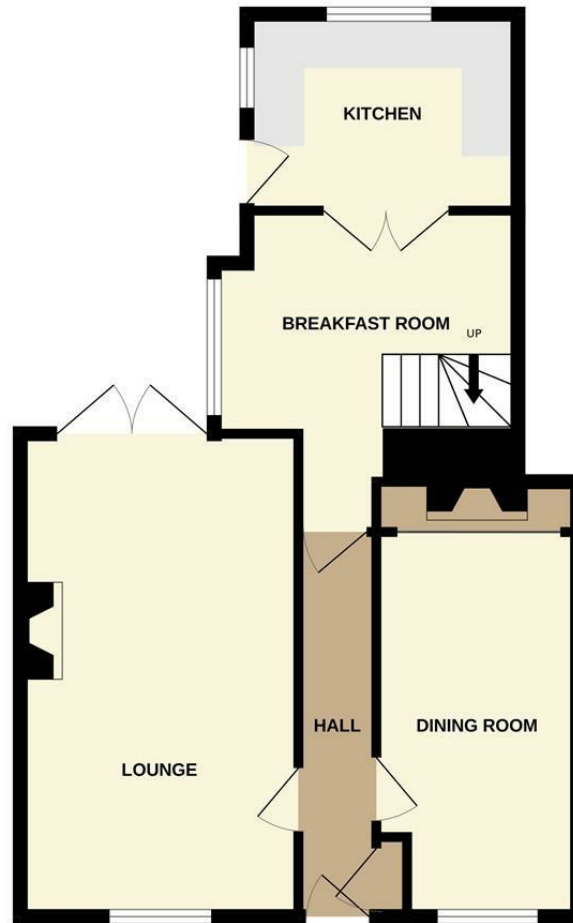
The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

...doing things differently

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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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