



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

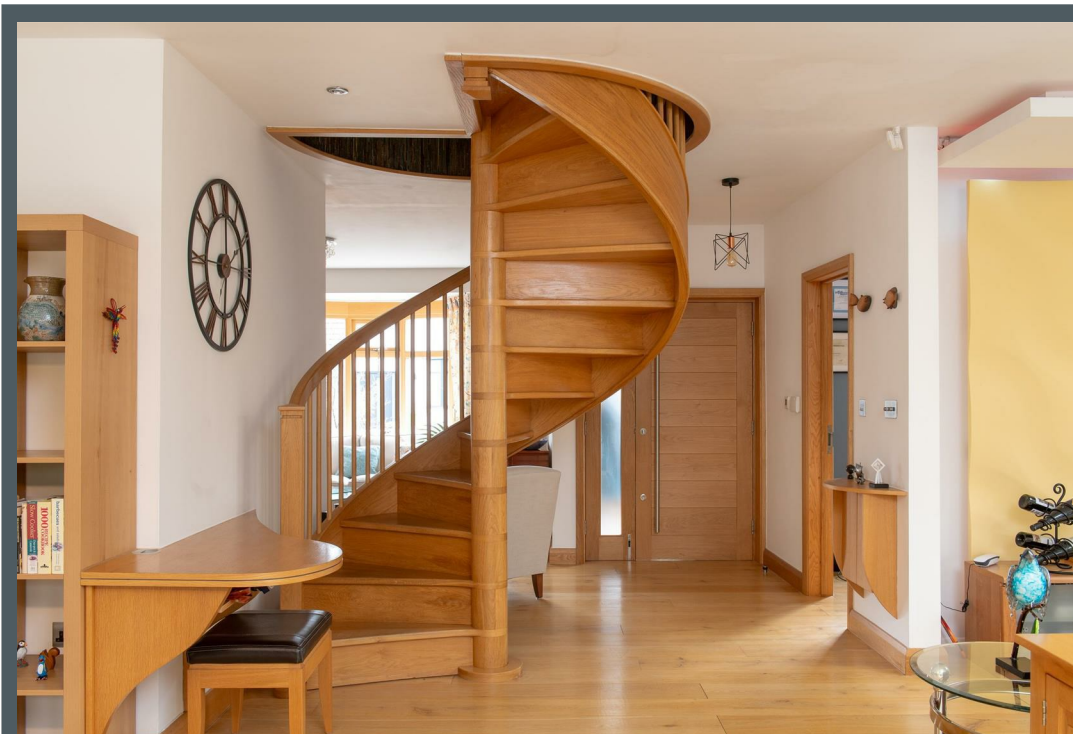
*...doing things differently*  
**46 The Crescent, Hagley, Stourbridge DY8 2XB**  
Guide Price £675,000



Offering the opportunity to purchase this wonderfully unique family home in a sought after location within Hagley. Within walking distance of Hagley high street, primary and secondary schools, this home is perfect for families looking to be close to the local amenities on offer whilst still being in a rural location.

Having been renovated with the welfare of the environment in mind, this eco friendly property benefits from a modern finish throughout and ample living spaces with lovely finishing touches including the beautiful oak spiral staircase, Bifolds along the rear side of the property to bring the outdoors in and the thoughtful placement of lighting and windows to allow the most light to enter.

Comprising of welcoming entrance space, study, separate lounge space and large open plan living area leading through to the fabulous kitchen and further multi-use lounge room with access to the downstairs w.c. and stairs down to the cellar. Upstairs you will find three good sized bedrooms, main with en-suite and second with access to large storage area within the eaves and the family bathroom. The garden provides a perfect space for entertaining, being accessed via the bifold doors throughout the downstairs of the property. Viewings are highly recommended to appreciate how truly unique this home is. EJ 12/4/24 V2 EPC=C













## Approach

Via block paved in and out driveway with access to rear of property via gates.

## Entrance Hall

With double glazing windows surrounding and door through to open plan living space.

## Living Room 12'5" x 13'9" (3.8 x 4.2 )

With double glazing bow window to front, oak flooring throughout and lovely fireplace with log burner and slate surround.

## Study 11'5" x 6'10" (3.5 x 2.1 )

With double glazing window to front.

## Open Plan Living Area 17'4" x 29'2" (5.3 x 8.9)

With two double glazing windows to side, double glazing Bifolds to rear and four Velux windows to side. Oak flooring throughout with underfloor heating and beautiful electric feature fireplace with glass and mood lighting options. Large media wall with space for television, projector screen and mood lighting. Spotlights and speakers overhead.

## Kitchen 12'5" x 15'5" (3.8 x 4.7)

With Bifold doors to rear, two Velux windows to side and tiling to floor with underfloor heating. Featuring a variety of fitted wall and base units with breakfast bar and matching island, all with quartz work surface over, one and a half bowl stainless steel sink with drainage and Quooker tap. Various integrated appliances including fridge freezer, Neff double oven and dishwasher, induction hob with inset extractor fan.

## Family Room 20'4" x 17'4" (6.2 x 5.3)

With double glazing window to front, door to front for access and two central heating radiators. Space and plumbing for white goods, door to W.C and stairs down to cellar.

## W.C.

With tiling to floor and splashback, w.c., fitted wash hand basin and various fitted wall and base units with worksurface over.

## Cellar 16'8" x 11'1" (5.1 x 3.4)

Accessed via spiral staircase. With two sun tunnels for light and large storage cupboard.

## First Floor Landing

Accessed via beautiful oak spiral staircase with feature tiling to walls, doors leading to bedrooms and bathroom and access to airing cupboard.

## Bedroom One 17'0" x 10'5" (5.2 x 3.2)

With double glazing Bifold doors to rear giving access to balcony, fitted wardrobe for storage, door to eaves storage and door to ensuite, wood effect tiled feature wall.

## Wet Room En-suite

With double glazing Velux window to front, tiled flooring and part tiles to walls. With chrome heated towel rail, fitted pedestal wash hand basin, w.c, and drench head shower.





















### **Bedroom Two 17'4" x 11'1" (5.3 x 3.4)**

With double glazing Bifold doors to rear giving access to balcony and door giving access to large storage room.

### **Large Storage Room**

Accessed via second bedroom with steps down. Sun tunnel for light, ample storage, solar water tank and housing boiler.

### **Bedroom Three 12'9" x 12'9" (3.9 x 3.9)**

With three Velux windows to side and eaves storage.

### **Family Bathroom 10'2" x 6'10" (3.1 x 2.1)**

With two Velux windows to front, chrome heated towel rail and tiling to floor and splashback. Fitted wash hand basin, w.c. and fitted jacuzzi/ air bath with shower overhead.

### **Garden**

With both block paved and stone chipped patio areas, raised planter beds, established borders with fence panels and access to summerhouse and further storage shed.

### **Summerhouse 9'2" x 6'10" (2.8 x 2.1)**

With double glazing window to side and front and door to front for access. Electricity points and lighting throughout.

### **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 E.

### **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.









# 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 Place - 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*

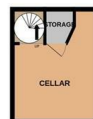


*Hagley Train Station*

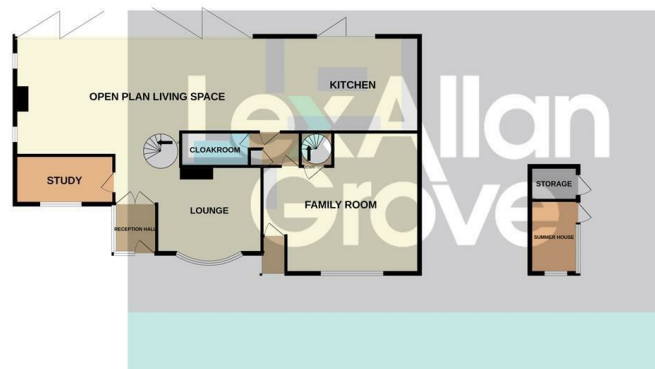
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CELLAR



GROUND FLOOR



1ST FLOOR



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  
Grove**

local knowledge exceptional service