



LexAllan
Grove *Village*

154 Chester Road South,, Kidderminster DY10 1XB

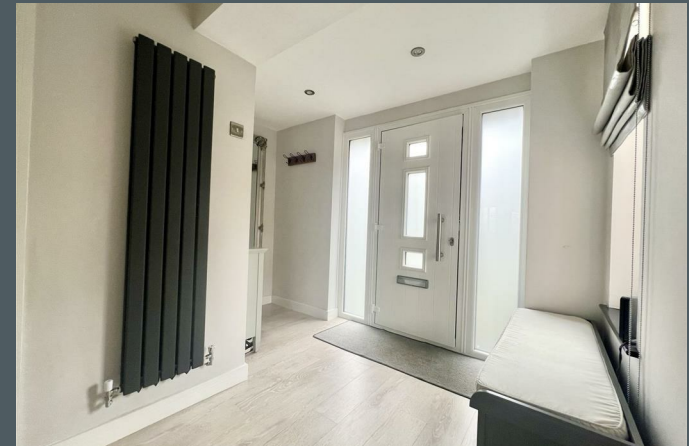
Guide Price £300,000

...doing things differently

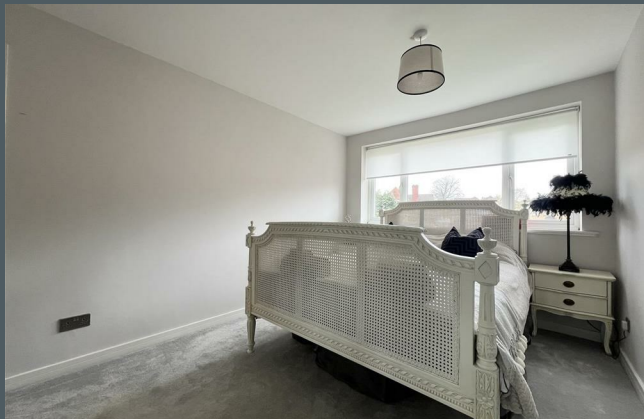
Beautifully presented three bedroom home situated in this popular cul-de-sac within easy location of Kidderminster Town. It offers brilliant opportunities for commuting with the nearby Kidderminster train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network. Local amenities and schools are within easy reach making it a desirable location!

The property comprises of a welcoming hallway, downstairs w.c, lounge with bi-fold doors to patio, utility, dining room leading to modern refurbished kitchen. On the first floor you will find three excellent sized bedrooms and a stunning family bathroom with eye catching free standing bath! Further benefits a garage and private drive way, this family home is certainly not one to be missed presenting at a high standard!

V1 EJ 5/4/24 EPC=D







Approach

Approached via tarmac driveway with access to garage and gate leading to garden.

Entrance Hall

With double glazing window to front and side, central heating radiator, wood effect flooring and door into w.c. Further glass double doors into living room and dining room.

W.C

With wood effect flooring, heated towel rail, tiled half wall, w.c and sink.

Living Room 16'8" x 10'9" (5.1 x 3.3)

With double glazing bifold doors to rear, two central heating radiators and wood effect flooring throughout.

Dining Room 10'2" x 12'5" (3.1 x 3.8)

With double glazing bow window to front and obscured double glazing window to side, central heating radiator and wood effect flooring. Stairs leading to first floor and door leading to kitchen.

Kitchen 8'10" x 10'2" (2.7 x 3.1)

With double glazing window to rear, door to side for access, central heating radiator and tiled flooring. Featuring a variety of fitted wall and base units with stylish quartz work surface over, stainless steel sink with drainage, integrated oven with four ring gas hob and extractor fan over, integrated fridge freezer and space and plumbing for white goods. Further cupboard with housing boiler.

Landing

With access to loft via hatch and doors leading to bathroom and bedrooms.

Bedroom One 13'9" x 9'2" (4.2 x 2.8)

With double glazing window to rear and central heating radiator.

Bedroom Two 8'10" x 12'1" (2.7 x 3.7)

With double glazing window to rear and central heating radiator.

Bedroom Three 9'2" x 8'2" (2.8 x 2.5)

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

Family Bathroom 12'1" max 8'2" min x 7'2" max 4'3" min (3.7 max 2.5 min x 2.2 max 1.3 min)

With two double glazing windows to front, heated towel rail and tiling to floor and walls. Large vanity sink with storage, w.c, freestanding bath with hand-held shower and large walk in shower cubicle with drench head over.

Garden

With large patio area, lawn, various planters and established borders with fence panels. Gate to side for access to front and door into utility.









Utility 7'2" x 7'6" (2.2 x 2.3)

With double glazing window to rear and door for access. Tiling to floor, fitted wall and base units with work surface over, stainless steel sink and space and plumbing for white goods. Door giving access to garage.

Garage 16'8" x 7'10" (5.1 x 2.4)

With electric up and over garage door, lighting and electric points.

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 D.

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.

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

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