



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

*...doing things differently*

11 College Road, Kidderminster, DY10 1LU

Guide Price £425,000

Proudly presenting this beautiful, thoroughly renovated three bedroom family home in Kidderminster. Located close to Kidderminster Town centre offering a range of eateries, shops, and amenities. There is highly sought after schooling opportunities including both primary and secondary schools within easy reach. For those who enjoy being outdoors, Brinton Park is a stone's throw away and The Wyre Forest is within a short drive. There is excellent commuter links with Kidderminster Train station, bus station and easy access to motorway links.

The property comprises of welcoming entrance featuring a spectacular solid oak and glass staircase, leading on through to the living room with access to the conservatory which has been transformed into a wonderful bar and entertaining space, perfect for family gatherings in the summer! A newly fitted kitchen with Neff appliances, further dining area with snug and separate shower room completes the downstairs space. Upstairs you will find three fantastic bedrooms, the main with ensuite and a further good sized family bathroom. With a low maintenance garden, 11 College Road is perfect for those looking for a 'turn key' property to be their forever family home.

V1 EJ 28/3/24 EPC=C







### Approach

Approached via block paved driveway with privacy gates, access to garage and porch.

### Porch

Part brick part double glazing window surround with door into dining room.

### Dining Room 11'9" x 15'8" (3.6 x 4.8)

With double glazing window to front, two central heating radiators and Evo core premium wood effect flooring throughout. Doors leading to living room, kitchen, open plan through into snug and beautiful solid oak and glass feature staircase to first floor landing.

### Living Room 12'1" max x 20'8" max (3.7 max x 6.3 max)

With double glazing window to front, sliding double glazing door through to conservatory, central heating radiator and feature Contura log burner.

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

With double glazing windows to sides, rear and ceiling, French doors out to patio and wood effect laminate flooring. Fitted bar with matching island and space and plumbing for white goods. Air conditioning unit with heater option.

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

With two double glazing windows to rear and door out to patio, large full length radiator and Evo core premium wood effect flooring. Featuring a variety of fitted wall and base units with quartz work surface over, inset sink and various integrated Neff appliances including dishwasher, oven, fridge freezer and induction hob with extractor.

### Snug 14'9" x 8'6" (4.5 x 2.6)

With double glazing window to front, French doors out to garden and two skylights to rear. Central heating radiator, Evo core premium wood effect flooring and door leading to shower room.

### Shower Room 7'6" x 6'10" (2.3 x 2.1)

With obscured double glazing window to rear, chrome heated towel rail and tiling to splashback. Low level w.c, fitted sink and large shower cubicle. Large storage cupboard with space and plumbing for white goods.

### Landing

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

### Bedroom One 10'5" x 12'1" (not into wardrobe) (3.2 x 3.7 (not into wardrobe) )

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

### Ensuite

With obscured double glazing window to rear, chrome heated towel rail and tiling to floor. W.c, vanity sink with storage and fitted shower cubicle.











**Bedroom Two 13'5" max (not into wardrobe) x 9'2" max (4.1 max (not into wardrobe) x 2.8 max)**

With two double glazing windows to front, two central heating radiators and fitted wardrobes for storage.

**Bedroom Three 12'5" max x 8'10" max (3.8 max x 2.7 max)**

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

**Family Bathroom 6'2" x 7'2" (1.9 x 2.2)**

With obscured double glazing window to rear, chrome heated towel rail and tiling to floor. Low level w.c, large vanity sink with storage and fitted bath with hand held shower.

**Garden**

With patio area, steps up to lawn and various planters. Established borders with fence panels and gate to side for access.

**Garage 7'10" x 7'2" (2.4 x 2.2)**

With roller shutter garage door, lighting and electric points.

**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 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 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*

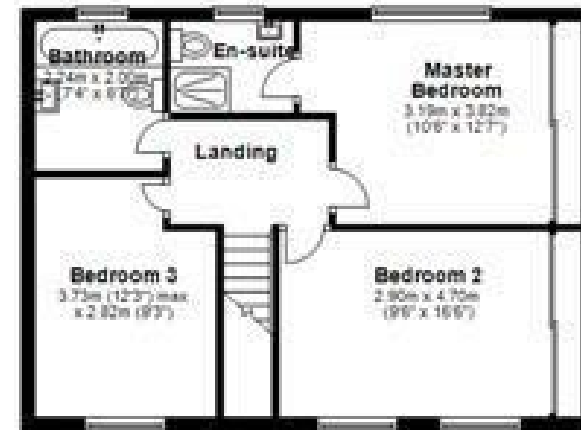
### Ground Floor

Approx. 83.2 sq. metres (902.1 sq. feet)



### First Floor

Approx. 62.2 sq. metres (671.1 sq. feet)



Total area: approx. 145.4 sq. metres (1565.1 sq. feet)

**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.

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