



LexAllan
Grove *Village*

...doing things differently

14B Amphlett Close, Hagley, Stourbridge DY9 0WF

Offers In The Region Of £779,000

Proudly presenting this beautiful detached five bedroom home in the heart of Hagley! Located on the ever-popular Cala Homes development, this is the perfect property for those seeking to be close to local amenities with the additional benefit of countryside on their doorstep. Hagley has excellent local schooling, transport links with the M5 junction 4 and also Hagley train station giving excellent commuter opportunities to Birmingham, Worcester and beyond. For those looking to enjoy outdoor pursuits the advancing National Trust Clent Hills is a short distance away.

The property comprises of fabulous entrance hall, living room, office and great sized kitchen diner with bi-folds out to a newly landscaped garden. Upstairs you will find five good-sized bedrooms, two of which have en-suite, the main suite also benefitting from a walk-in wardrobe and a further family bathroom. With a large driveway and garage providing ample parking, this stunning address makes for the perfect forever home. V2 13/5/24 EJ EPC=B







Approach

Approached via block paved pathway with stone chipped driveway and lawn to front.

Entrance Hall 11'1" max x 12'9" (3.4 max x 3.9)

With oversized ceramic tiling to floor, large under stairs storage cupboard with lighting, stairs to first floor and doors radiating to:

Kitchen Diner 34'9" max x 13'9" max (10.6 max x 4.2 max)

With double glazing window and two bifold doors to rear, underfloor heating and oversized ceramic tiling to floor. Featuring a variety of fitted wall and base units with granite worksurface over, mirrored splashback and inset double sink with mixer tap. Five ring induction hob with extractor fan over and various integrated Siemen's appliances such as dishwasher, fridge freezer, double electric oven with grill and further Kenwood fridge freezer. Open plan into dining area.

Utility 5'10" x 6'2" (1.8 x 1.9)

With double glazing window to side, oversized ceramic tiling to floor and housing boiler. Fitted wall and base units with worksurface over, fitted sink with mixer tap and space and plumbing for white goods.

Lounge 20'11" max x 11'5" max (6.4 max x 3.5 max)

Accessed via double doors from entrance hall. With double glazing bay window to front, double glazing window to side, wooden flooring and underfloor heating.

Study 6'10" x 10'2" (2.1 x 3.1)

With double glazing window to front, wooden flooring with underfloor heating and bespoke fitted desk area with storage.

W.C

With underfloor heating, tiling to half walls, vanity sink with storage and floating w.c.

First Floor Landing

Gallery style landing with storage and airing cupboards, access to loft via hatch and doors radiating to bedrooms and family bathroom.

Bedroom One 11'5" x 11'9" (3.5 x 3.6)

With double glazing window to rear, underfloor heating and doors leading to walk in wardrobe and ensuite.

Walk in Wardrobe 7'10" x 4'11" (2.4 x 1.5)

With fitted sliding door wardrobes for storage and lighting overhead.

Ensuite

With obscured double glazing window to rear, chrome heated towel rail, underfloor heating and tiling to floor and walls. Oversized vanity sink with storage, floating w.c and shower cubicle.

Bedroom Two 10'2" max x 14'5" max (3.1 max x 4.4 max)

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











Ensuite

With chrome heated towel rail, underfloor heating and tiling to walls. Vanity sink with storage, floating w.c and shower cubicle.

Bedroom Three 12'1" max x 10'5" max (3.7 max x 3.2 max)

With double glazing window to front, underfloor heating and built in wardrobes for storage. Access to Jack and Jill bathroom via door.

Bedroom Four 10'9" max x 11'5" max (3.3 max x 3.5 max)

With double glazing window to front, underfloor heating and built in wardrobes for storage.

Bedroom Five 6'2" x 11'1" (1.9 x 3.4)

With double glazing window to front, underfloor heating and wooden flooring.

Family Bathroom

With obscured double glazing window to side, chrome heated towel rail and tiling to walls. Oversized vanity sink with storage, floating w.c and bath with shower overhead.

Garage

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

Cellar

Accessed via stairs with membrane to floor, lighting and electricity points.

Garden

Recently landscaped garden patio area, steps up to lawn with AstroTurf and further patio area with space for garden seating. Established borders with brick walls and fence panels and door into garage.

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 G.

Money Laundering Regulations

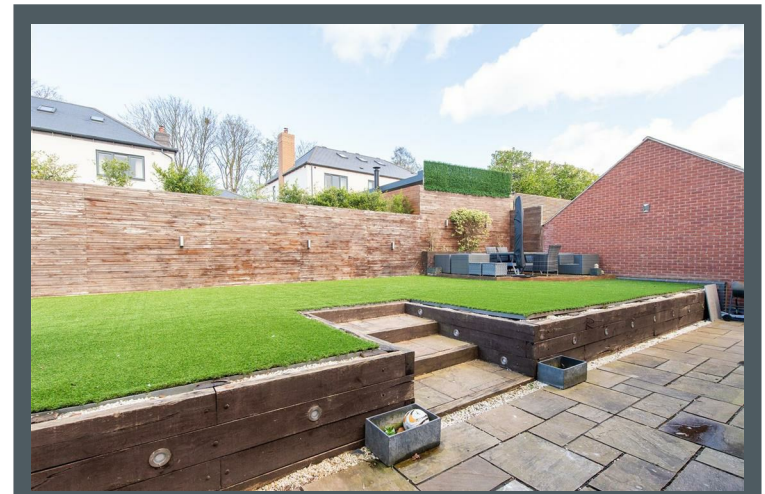
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide 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



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

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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.



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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**Lex Allan
Grove**

local knowledge exceptional service