



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

6 Alexander Close, Catshill, Bromsgrove B61 0PF

Guide Price £235,000

*...doing things differently*



Positioned on a quiet cul de sac, 6 Alexander Close is located just a short walk from Catshill village centre with all the local amenities including hairdressers, doctors, playing fields and an array of eateries and public houses. The town of Bromsgrove is also nearby, providing access for commuters via train to Birmingham, Worcester and beyond and close motorway networks such as junction 4 of the M5 leading to the M42 are a 5 minute drive away. With nearby local schooling, this home is perfect for buyers looking to purchase their family home.

The property comprises of entry hall, large living room with dual aspect windows, a good sized kitchen diner and downstairs w.c. Upstairs you will find the three bedrooms and family bathroom. Outside provides the perfect space to enjoy summer evenings with ample space to enjoy the sun throughout the day and evening.

Viewings are highly recommended to appreciate the potential within this lovely home.  
EPC=D EJ 18/4/24













### Approach

Approached via block paved driveway with step up to porch and gate to side for access.

### Porch

With internal door into hallway.

### Entrance Hall

With central heating radiator, understairs storage cupboard, stairs to first floor and doors leading to w.c, kitchen and living room.

### Downstairs W.C

With obscured double glazing window to side, central heating radiator and w.c.

### Living Room 18'4" max x 13'9" max (5.6 max x 4.2 max)

With dual aspect double glazing windows to front and rear, central heating radiator, electric fireplace with brick surround and serving hatch through into kitchen.

### Kitchen 10'2" max 4'9" min x 22'3" max 11'5" min (3.1 max 1.45 min x 6.8 max 3.5 min)

With double glazing window to side, central heating radiator and housing boiler. Featuring various fitted wall and base units with worksurface over and matching breakfast bar, stainless steel sink with drainage, space for electric cooker and hob and space and plumbing for white goods. Door into pantry cupboard and door into rear porch.

### Rear Porch

With double glazing window to rear and door out to patio.

### First Floor Landing

With double glazing window to front, access to loft via hatch and doors to bedrooms and bathroom.

### Bedroom One 12'5" x 11'5" (3.8 x 3.5)

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

### Bedroom Two 10'5" x 11'5" (3.2 x 3.5)

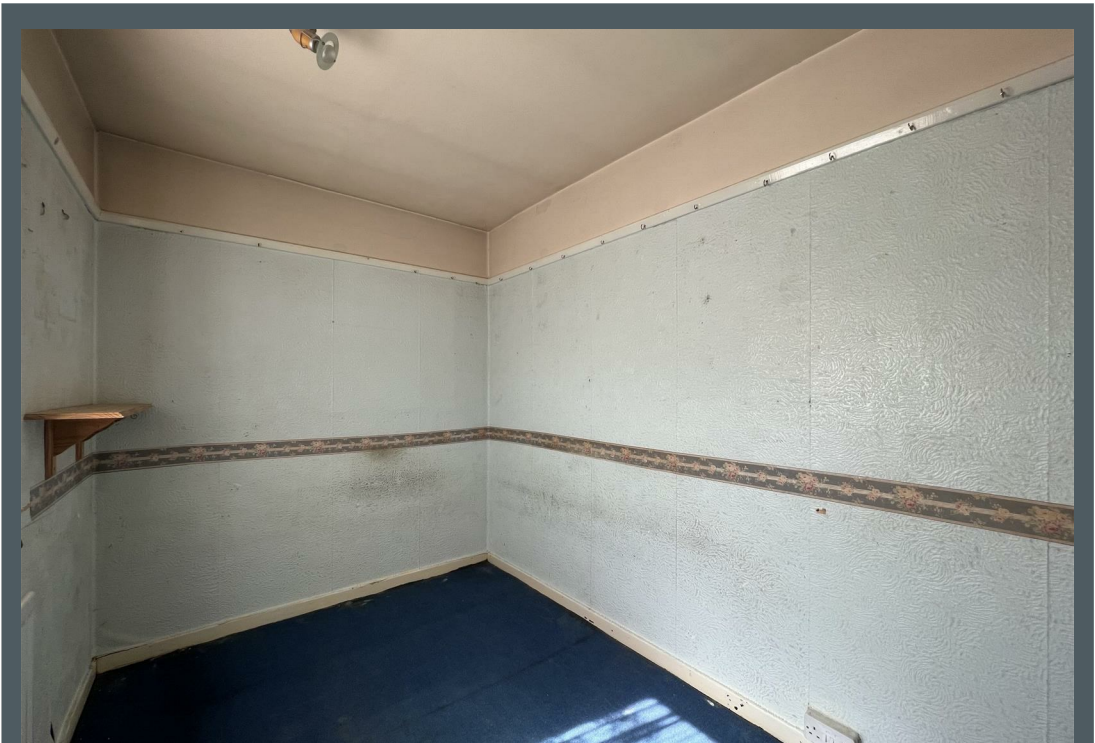
With double glazing window to rear and central heating radiator.

### Bedroom Three 6'10" x 10'5" (2.1 x 3.2)

With double glazing window to rear and central heating radiator.

### Bathroom 5'6" max 2'11" min x 6'6" max 4'7" min (1.7 max 0.9 min x 2.0 max 1.4 min)

With obscured double glazing window to side, central heating radiator and tiling to splashback. Pedestal sink, fitted bath with hand held shower over and airing cupboard for storage.













**Garden**

With patio area, large lawn, vegetable patch and shed and greenhouse for storage. Established borders with hedging and fencing panels and pathway to side for access and gate for security.

**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**

The council tax band is B.

**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*



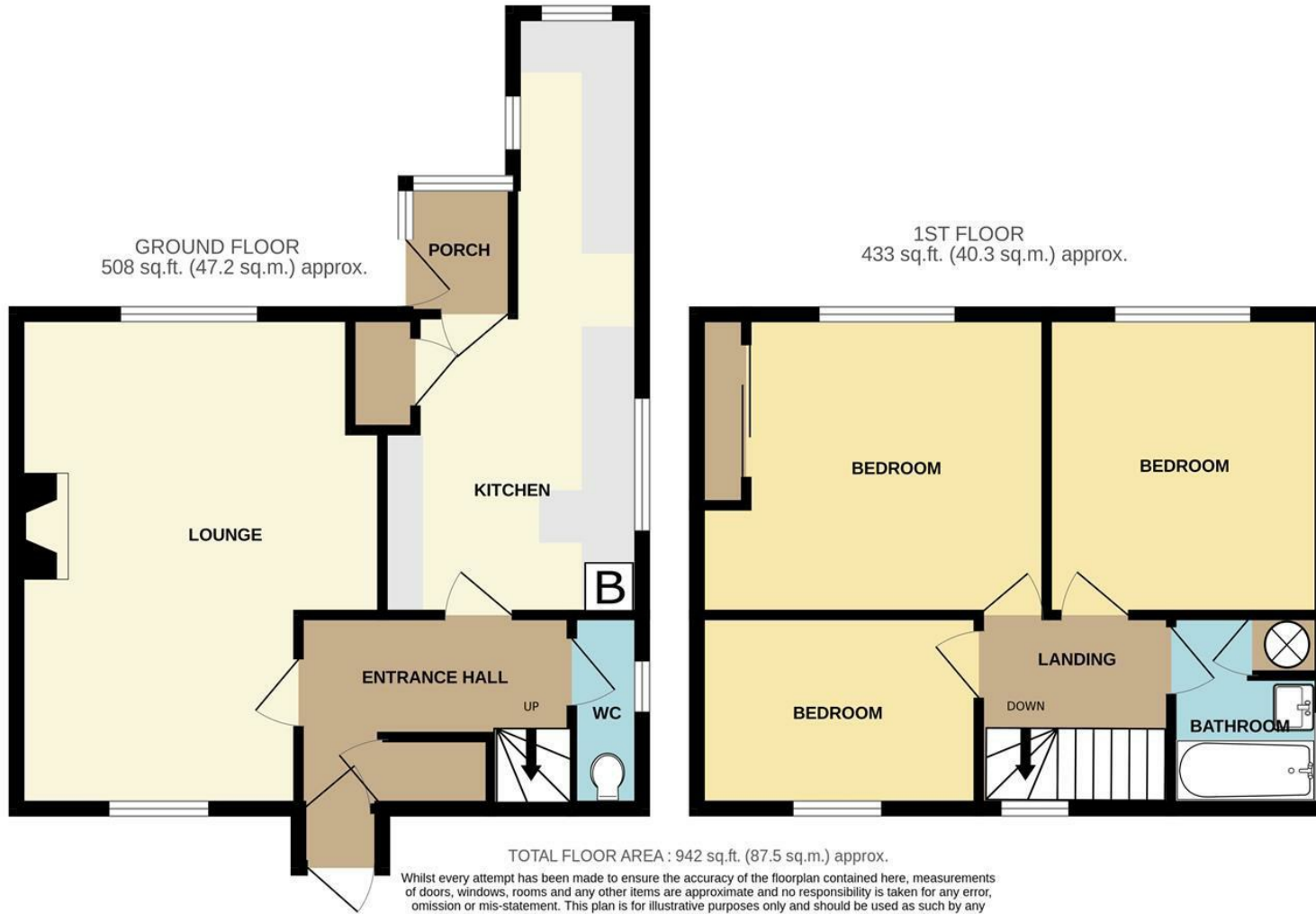
*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*





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