



LexAllan  
Grove *Village*

*...doing things differently*

Galtons, Hartle Lane, DY9 9TR

Price Guide £1,300,000

# Home with a view

Welcome to Galtons- a fabulous three bedroom detached property sitting on approximately seven acres of land including woodland area and it's very own lake. Located just off Hartle Lane in Belbroughton, this home is ideal for those looking to be in a rural setting whilst still have quick access to local amenities and commuter links via the motorway towards Worcester and Birmingham.

The property comprises a stunning newly fitted kitchen with breakfast island and dining area, a snug with open fire and log burner, further large living room with bifolds out to the patio, three double bedrooms with the option of a fourth and two bathrooms.

Outside you will find the wrap around patio area offering ample space to entertain, garage space for four vehicles and a gym with separate shower room. The gardens and outdoor space on offer really are exceptional; lawned areas, the lake with access over to the driveway, and woodland are excellent features in making this a truly unique family home that any prospective buyer would be proud to call their own. EJ 19/7/24 V1 EPC=E







## Approach

Via stone chipped driveway with electric gates for security, bridge over the brook and stone chipped pathway from parking area leading up to property.

## Kitchen 21'7" max 9'2" min x 25'3" max 19'4" min (6.6 max 2.8 min x 7.7 max 5.9 min)

With triple glazing windows to front, door to side for access, bifolds out to patio area and engineered oak flooring with underfloor heating. Featuring a variety of fitted wall and base Wren kitchen units with quartz work surface over and matching island with breakfast bar. One and a half bowl sink with drainage and Quooker boiling water tap, induction hob with Faber extractor and various integrated Bosch appliances to include fridge freezer, dishwasher, oven, microwave and plate warming drawer. Further space and plumbing for white goods and opening through into snug and living room.

## Snug 17'0" x 12'5" (5.2 x 3.8)

With double glazing window to side, central heating radiator and engineered oak wood flooring. Beautiful feature open fireplace with log burner, brick surround and beam mantle.

## W.C. 5'6" x 9'2" (1.7 x 2.8)

With engineered oak wood flooring, large vanity wash hand basin with storage, w.c. and access to storage cupboard with solar panel controls and fuse board.

## Living Room 23'3" x 13'9" (7.1 x 4.2)

With triple glazing window to side and bifolds out to patio, engineered oak wood flooring and feature log burner. With large storage cupboard and opening through into hallway.

## Hallway

With double glazing window to rear, engineered oak wood flooring and doors radiating to:

## Bathroom 12'1" x 8'6" (3.7 x 2.6)

With skylight, heated towel radiator, wood effect flooring and decorating panelling to walls. Large His and Hers vanity wash hand basins with storage, ENER-J w.c., large walk in shower with hand held shower and drench head and feature roll top Coppersmith Creations bath.

## Bedroom One 14'1" x 16'0" (4.3 x 4.9)

With double glazing window to side and doors out to rear patio, central heating radiator and decorative panelling to walls.

## Bedroom Two 11'5" x 14'9" (not into wardrobes) (3.5 x 4.5 (not into wardrobes))

With dual aspect double glazing windows to side and rear, central heating radiator, fitted wardrobes for storage and decorative panelling to walls.

## Landing/Bedroom Four 12'5" x 12'9" (3.8 x 3.9)

With dual aspect double glazing windows to front and side, doors radiating to:

## Bedroom Three 13'5" x 12'5" (4.1 x 3.8)

With double glazing window to side, central heating radiator and feature oak beams overhead.











**Bathroom 8'6" x 9'10" (2.6 x 3.0)**

With Velux window and wood effect flooring. Low level w.c., fitted vanity wash hand basin with storage and fitted jacuzzi bath with hand held shower. Large cupboard for storage with housing boiler.

**Gym 11'5" x 18'4" (3.5 x 5.6)**

With two double glazing windows to side and door for access. Wood effect flooring throughout with underfloor heating, central heating radiator and door through into shower room.

**Shower Room**

With central heating radiator, wood effect flooring, low level w.c. and vanity wash hand basin with storage. Door giving access to triple garage.

**Triple Garage 25'7" x 21'3" (7.8 x 6.5)**

With three separate garage doors, lighting and electric points and ample shelving for storage.

**Garage 15'5" x 10'5" (4.7 x 3.2)**

With garage door, electric and lighting points and ample shelving.

**Gardens**

With large wrap around block paved patio providing ample space for seating, various lawned areas and pond with water flow via neighbouring weir. The stone chipped pathway surrounding the pond leads to woodland and further lawns, established borders with fence panels, mature trees and hedgerows.

**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.

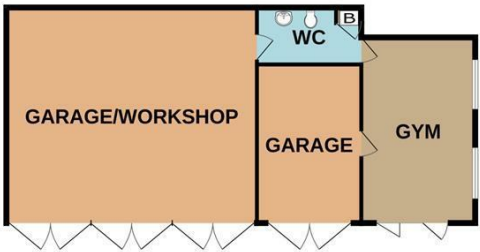
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your







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.



TOTAL FLOOR AREA : 3050 sq.ft. (283.3 sq.m.) approx.

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.  
Made with Metropix ©2024



GROUND FLOOR  
2641 sq.ft. (245.3 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

**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