



LexAllan
Grove *Village*

...doing things differently

Bay Tree House, Stakenbridge Lane, DY10 3LT

Guide Price £1,325,000

Home with a view

Welcome to this stunning property located on Stakenbridge Lane in the charming village of Churchill, Kidderminster. This impressive house boasts 4 reception rooms, 5 spacious bedrooms 2 with en-suites, and 1 modern bathroom, offering ample space for a growing family or those who love to entertain.

As you step inside, you are greeted by a beautifully designed open-plan kitchen and living area, perfect for hosting gatherings with friends and family. Having views and access via Bi-fold doors and French windows to the garden.

For those who enjoy the outdoors, this property comes with paddocks suitable for livestock, offering a unique opportunity for those interested in keeping animals or simply enjoying the tranquillity of rural living. Including the garden, the plot is approximately 4.3 acres.

An ideal opportunity to purchase this exceptional property in a picturesque location, but within easy distance of Hagley Village, and Blakedown and their amenities. EJ 19/6/24 V2







Approach

Approached via stone chipped and paved driveway with access to side and into garage.

Entrance Hall

With central heating radiator, oversized ceramic tiling to floor and beautiful solid oak staircase to first floor. With doors radiating to:

W.C.

With obscured double glazing window to front, central heating radiator and oversized ceramic tiling to floor. Vanity unit with storage and w.c.

Cloakroom 6'6" x 7'10" (2.0 x 2.4)

With fitted storage and hooks.

Snug/ Study 17'0" max x 15'1" max (5.2 max x 4.6 max)

With double glazing window to front and French doors out to side, central heating radiator and feature fireplace with oak surround and gas log burner.

Living Room 22'7" x 13'9" (6.9 x 4.2)

With dual aspect double glazing windows to side and rear, central heating radiator and feature solid wood fireplace with working fire. Double doors radiating to:

Orangery 28'10" x 17'0" (8.8 x 5.2)

With double glazing windows and bifold doors to rear, lantern light to ceiling, central heating radiator and oak wood flooring throughout. Feature fireplace with log burner and opening through into kitchen.

Kitchen 13'9" x 24'11" (4.2 x 7.6)

With double glazing windows and French doors out to rear and oversized ceramic tiling to floor. Featuring a variety of fitted wall and base units with matching island and work surface over, double sink with drainage, space for Falcon free standing cooker with five ring hob. Various integrated appliances including a Bosch dishwasher, Miele wine fridge and microwave and full length Siemens larder fridge. Door leading through into utility.

Utility 16'8" max x 15'1" max (5.1 max x 4.6 max)

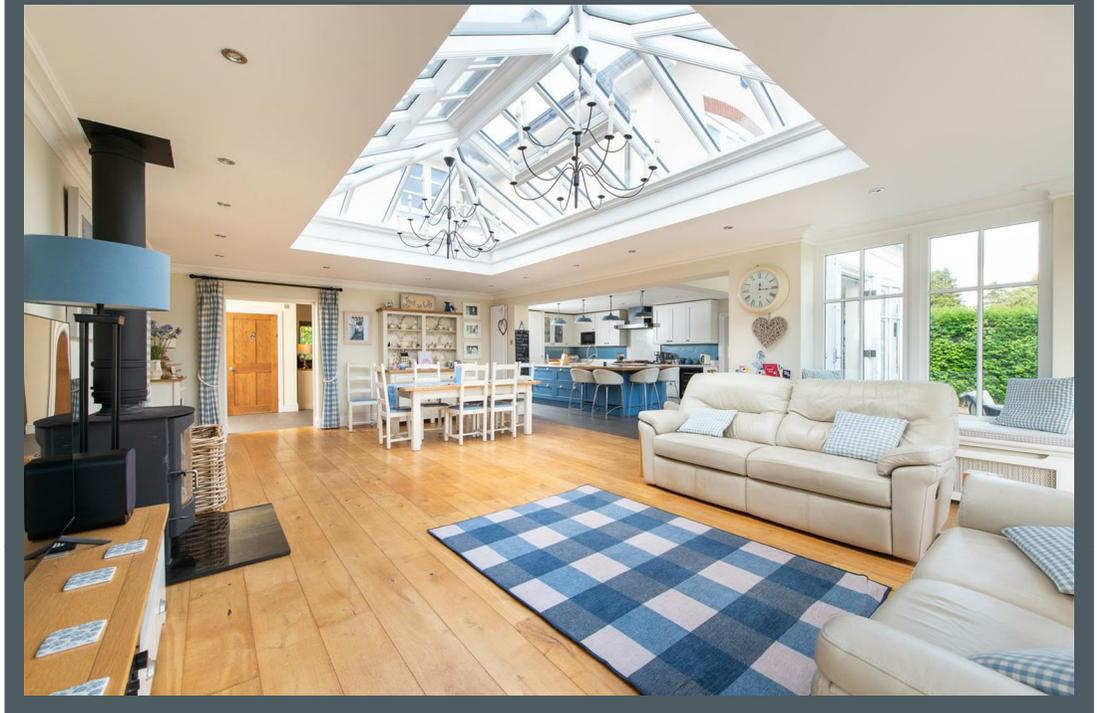
With two double glazing windows to rear and barn style door out to patio, central heating radiator and oversized ceramic tiling to floor. Fitted wall and base units with work surface over, fitted sink and space and plumbing for white goods and American style fridge freezer. Door leading through into store and w.c.

Store

With oversized ceramic tiling to floor, tiling to walls and ample fitted storage.

W.C.

With oversized ceramic tiling to floor and tiling to half walls, fitted wash hand basin and w.c.







Dining Room 11'9" x 13'1" (3.6 x 4.0)

With dual aspect windows to front and side, central heating radiator and wooden flooring throughout.

First Floor Landing

With dual aspect windows to front and rear, two central heating radiators and doors radiating to:

Main Bedroom 16'0" x 13'9" (4.9 x 4.2)

With dual aspect double glazing windows to sides and French doors out to Juliet balcony, two central heating radiators and access to loft via hatch. AGENTS NOTE: Further walkway to dressing room and en-suite not measured.

En-suite 9'6" x 7'6" max (2.9 x 2.3 max)

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls. His and Hers vanity units with storage and shelving, w.c., fitted bath and walk in shower with drench head.

Dressing Room 10'5" x 10'2" (into wardrobe) (3.2 x 3.1 (into wardrobe))

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

Second Bedroom 17'0" x 13'5" (5.2 x 4.1)

With double glazing window to rear, central heating radiator and sliding door leading through to en-suite.

En-suite 7'2" x 5'6" (2.2 x 1.7)

With chrome heated towel rail and tiling to floor and walls. Vanity wash hand basin with storage, low level w.c. and fitted bath with shower over.

Third Bedroom 13'5" x 11'9" (4.1 x 3.6)

With dual aspect double glazing windows to front and side and central heating radiator.

Fourth Bedroom 9'10" x 13'1" (3.0 x 4.0)

With dual aspect double glazing windows to front and side and central heating radiator.

Fifth Bedroom 15'8" x 18'4" (4.8 x 5.6)

Accessed via steps. With double glazing window rear, central heating radiator and ample fitted cupboards making use of eaves storage.

House Bathroom 9'6" x 6'6" (2.9 x 2.0)

With skylight, chrome heated towel rail and tiling to floors and walls. Oversized vanity wash hand basin with drawers for storage, w.c., feature freestanding bath and separate large walk in shower cubicle with drench head over.

Garden

With excellent sized patio area and large lawns with various seating areas. Feature fish pond, summer house and covered decking area, ideal for a bar area or bbq. Established borders with fencing and hedging and gates through to paddocks on either side.

Garage 20'8" max x 16'0" (6.3 max x 4.9)

With electric up and over garage door, fitted storage with work surface and sink, electric points and housing gas fired boiler.

Tenure

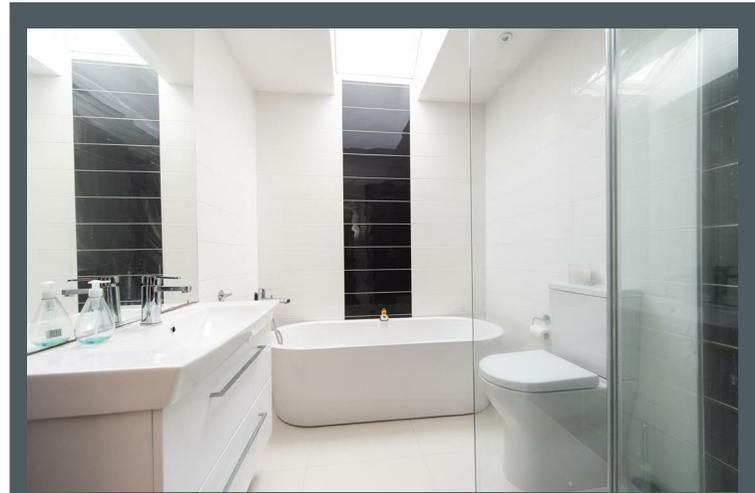
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

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 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.

Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 198sq m, 2130sq ft
 Garage: 31sq m, 334sq ft
 First Floor: 155sq m, 1668sq ft

Produced by EnergyCom.
 This floor plan is presented as general guidance only.
 It cannot be relied upon as a statement of fact.
 Email: enquiries@energycom.com



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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