



LexAllan
Grove *Village*

...doing things differently
15 Kings Meadow, Clent, Stourbridge DY9 9QN
Guide Price £365,000

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NO UPWARD CHAINA superb opportunity to purchase a three bedroom semi detached property in the beautiful village of Clent. Offering vacant possession and no upward chain this home would be ideal for someone looking to take advantage of the obvious benefits of living in Clent with the National Trust Clent Hills a short distance away, yet urban civilisation also on your door step. Clent and surrounding villages offer a wealth of pubs and restaurants and nearby Hagley also offers excellent commuter opportunities to Worcester, Birmingham and beyond via the train station and junction 4 of the M5 is also a short distance away. DAG 9/2/24 V2 EPC=C



Lex Allan Grove loves...
the opportunity to purchase
a wonderful family home







Approach

Via pathway through fore garden with private privet hedge to front, door leading to:

Entrance hall

With stairs to first floor accommodation, under stairs storage cupboard, doors leading to:

Lounge 15'1" x 11'9" (4.6 x 3.6)

Double glazed window to front, electric fire point, t.v. point, central heating radiator.

Dining room 11'1" x 8'10" (3.4 x 2.7)

Central heating radiator, double glazed French doors leading to conservatory and door leading to kitchen.

Conservatory 9'10" x 15'5" (3.0 x 4.7)

Double glazed French doors to garden, wood effect laminate flooring, windows to side.

Kitchen 8'10" x 10'2" (2.7 x 3.1)

Window to side, gas hob with oven beneath, one and a half bowl sink with drainer, plumbing for automatic washing machine, wall and base units with roll top work surfaces over, complementary tiling to walls, display cabinet, door to:

Inner lobby

Door to side and garden and door to w.c.

Downstairs w.c.

Having w.c. and storage cupboard.

First floor landing

Having window to side and doors radiating to:

Bedroom one 11'9" x 9'6" min 11'5" max (3.6 x 2.9 min 3.5 max)

Double glazed window to front, central heating radiator, fitted storage cupboard.

Bedroom two 8'10" x 11'5" (2.7 x 3.5)

Double glazed window to rear, central heating radiator.

Bedroom three 9'10" max 6'6" min x 8'10" max 4'11" min (3.0 max 2.0 min x 2.7 max 1.5 min)

Double glazed window to rear, central heating radiator.







Bathroom

Obscured window to rear, bath, w.c., wash hand basin, central heating radiator.

Garden

Having pathway to side of house, gate to front, extensive lawn area with mature privet hedge, mature borders and planted areas.

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 Banding

Tax Band is C

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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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



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**