



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

*...doing things differently*

**Avoca, Stakenbridge, DY10 3LS**

**Asking Price £600,000**



Welcome to this charming property located in the picturesque village of Stakenbridge, Churchill. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three excellent sized bedrooms, including one with its own en-suite bathroom, this home offers comfort and convenience for the whole family.

Recently renovated throughout, this property exudes a fresh and modern feel while still retaining its traditional charm with beautiful oak features. The glass front swimming pool adds a touch of luxury to the outdoor space, providing a perfect spot for a refreshing dip on warm summer days.

One of the standout features of this property is the ample parking available, ensuring that you and your guests will never have to worry about finding a space to park. Whether you're hosting a gathering or simply returning home after a long day, this convenience is sure to be appreciated.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and discover the endless possibilities that this property has to offer. EJ 21/5/24 V1













**Approach**

Approached via tarmac and stone chipped driveway.

**Entrance Hall 10'9" max x 9'10" max (3.3 max x 3.0 max)**

With central heating radiator, herringbone style flooring and stylish feature oak staircase with mood lighting. Under stairs storage and wine cellar.

**Lounge 11'5" max x 20'0" max (3.5 max x 6.1 max)**

With two double glazing windows to front, two central heating radiators and feature fireplace with log burner. With door leading through into office.

**Office/Snug 8'2" x 8'6" (2.5 x 2.6)**

With dual aspect double glazing windows to front and side.

**Open Plan Kitchen Dining 15'8" max x 29'10" max (4.8 max x 9.1 max)**

With dual aspect double glazing windows to side and rear, and French doors out to patio. Featuring a variety of fitted wall and base units with solid wood work surface over and matching island with breakfast bar, double Belfast sink with mixer tap and space for free standing five ring cooker. Various integrated appliances to include microwave, dishwasher and full length fridge freezer.

**Utility 5'10" x 5'6" (1.8 x 1.7)**

With double glazing window to side and tiling to floor. Various fitted wall and base units with space and plumbing for white goods. Door leading through into to w.c.

**Downstairs W.C.**

With tiling to floor and walls, vanity wash hand basin with storage and low level w.c.

**First Floor Landing**

With obscured double glazing window to front and skylight. Doors radiating to:

**Bedroom One 15'8" max x 11'9" max (4.8 max x 3.6 max)**

With double glazing window to front, central heating radiator, storage into eaves and dressing area with wardrobes for storage. Opening through into en-suite. AGENTS NOTE: Restricted head height.

**En-suite**

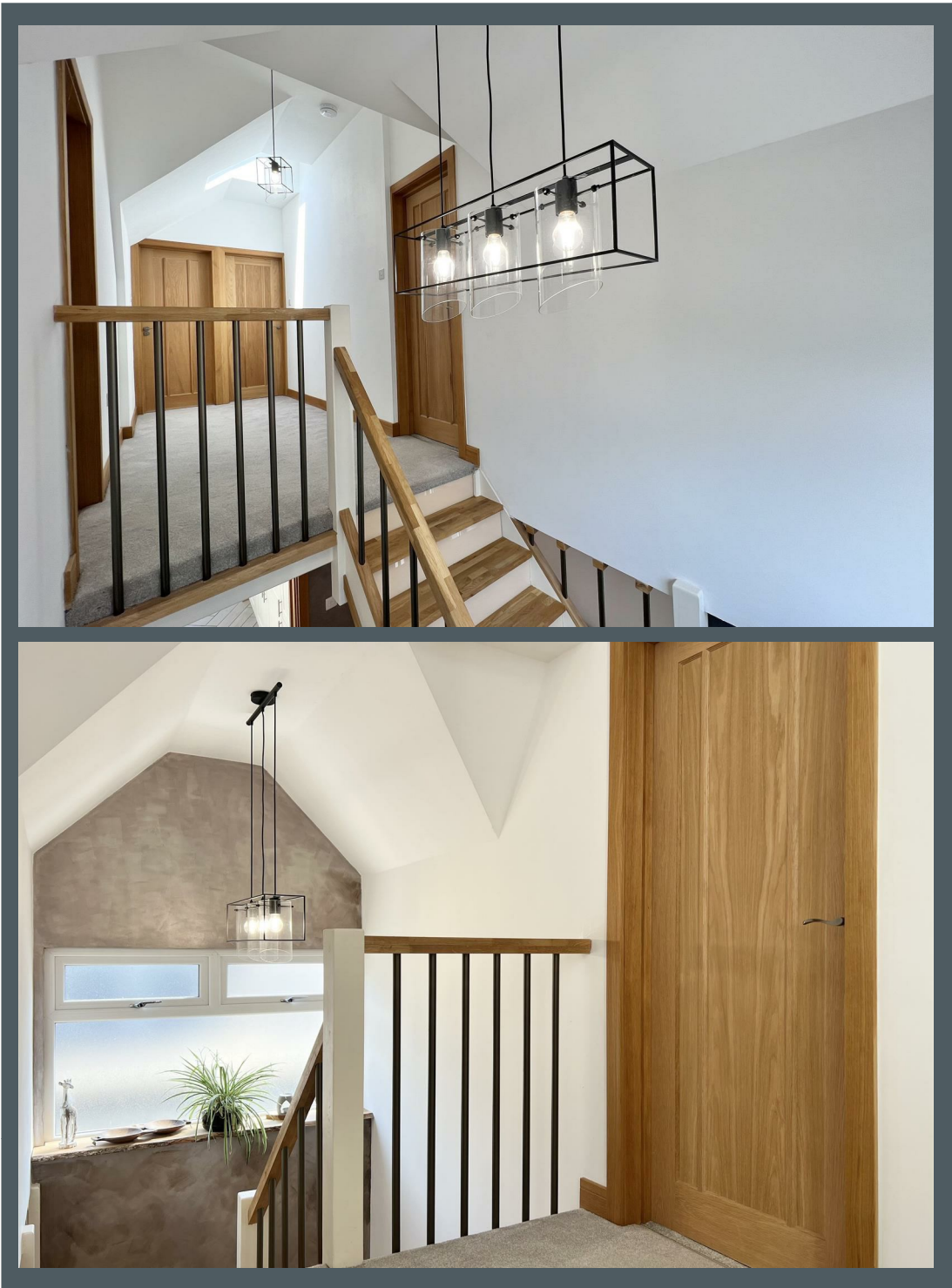
With skylight, chrome heated towel rail and oversized marble tiling to floor and further tiling to walls. Vanity sink with storage, low level w.c. and large walk in shower with two drench heads over.

**Bedroom Two 19'0" max x 9'10" max (5.8 max x 3.0 max)**

With double glazing window to side and central heating radiator. AGENTS NOTE: Restricted head height.

**Bedroom Three 8'10" max x 10'2" max (walkway not measured) (2.7 max x 3.1 max (walkway not measured))**

With double glazing window to front and central heating radiator. AGENTS NOTE: Restricted head height.

















### **Family Bathroom 10'2" max x 8'6" max (3.1 max x 2.6 max)**

With obscured double glazing window to rear, heated towel rail, oversized ceramic tiling to floor and feature tiling to walls and splashback. His and hers hand wash basins, low level w.c. and freestanding bath with mixer tap and hand held shower.

### **Additional Living Space/ Converted Garage 16'0" x 8'6" (4.9 x 2.6)**

With obscured double glazing window to rear with door for access, further double glazing window to front and wood effect flooring. Door through into en-suite. AGENTS NOTE: Currently being used as a bedroom.

### **En-suite 7'10" x 4'11" (2.4 x 1.5)**

With obscured double glazing window to rear, chrome heated towel rail, wood effect flooring and tiling to splashback. Hand wash basin, low level w.c.. and fitted shower cubicle.

### **Garden**

Wrap around garden with large patio and decking, lawn area and feature swimming pool with glass frontage. Established borders with hedging and fence panels. Access to driveway via steps.

### **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

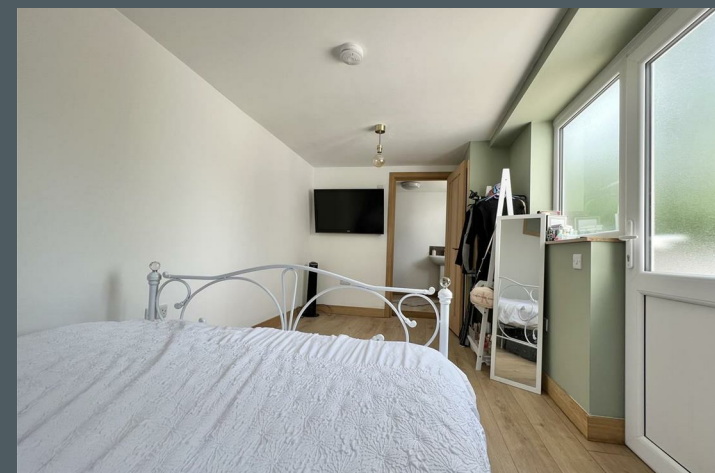
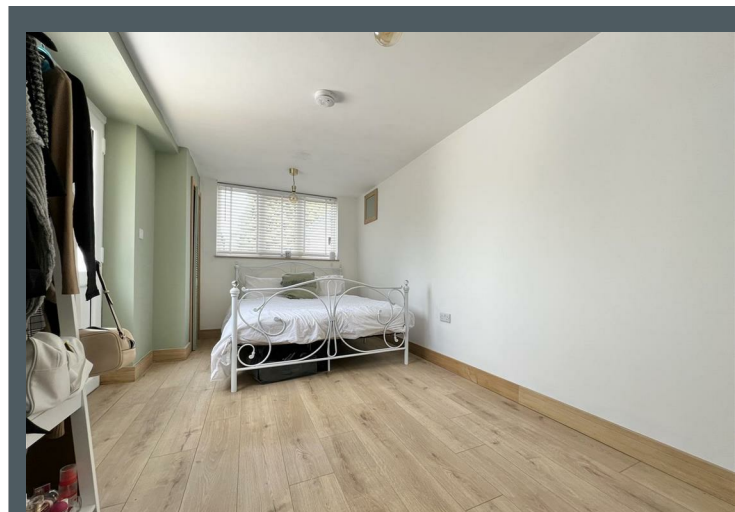
provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

### **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.









# 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 Place - 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*



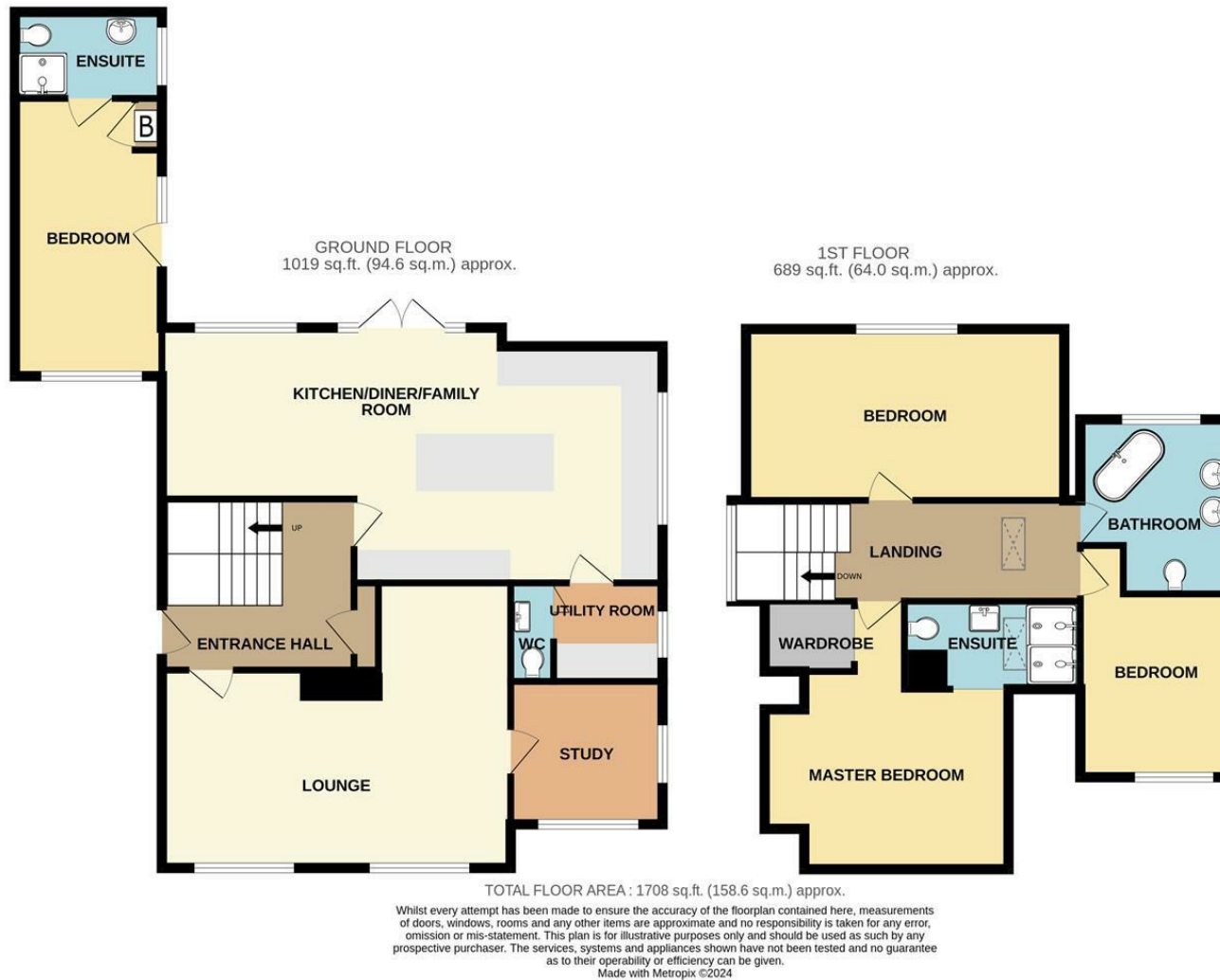
*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*





**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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local knowledge exceptional service