



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

72 Kidderminster Road, Hagley, Stourbridge DY9 0QL

*...doing things differently*  
Guide Price £375,000



Lovely three bedroom property close to the heart of Hagley with excellent potential!

Offering opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network. The popular village of Hagley is a short distance with the villages of Clent and Belbroughton also being within easy reach. For those looking to enjoy the obvious benefits of the National Trust Clent Hills, that too is within a short distance of the home.

The property comprises of a welcoming hallway, large open plan lounge dining room, breakfast kitchen and conservatory. On the first floor there is three excellent sized bedrooms and family bathroom. The garden has extensive lawn area and versatile storage solution including a garage. This family own offers plenty of potential and viewings are highly recommended! EJ 12/9/22 V3 EPC=E













### Approach

Via driveway with parking for ample cars. Front door leading to:

### Hallway

Central heated radiator, wood effect floor, understairs storage, sliding door to sliding and door to lounge/dining room.

### Lounge Dining Room 25'7" x 11'1" max 9'10" min (into bay) (7.8 x 3.4 max 3 min (into bay))

Double glazed bay window to front, sliding patio door giving access to conservatory, central heated radiators, split level wood effect flooring, feature fireplace with gas fire.

### Conservatory 9'10" x 9'10" (3 x 3)

Double glazed windows and patio door giving access to patio, tiling to floor.

### Kitchen 7'10" x 12'1" (2.4 x 3.7)

Double glazed window to rear and side, door giving side access, tiling to floor, fitted wall and base unites with work surface over and tiling to splashback areas, sink with drainage, space/plumbing for white goods and free standing cooker.

### First Floor Landing

Double glazed obscured window to side, access to loft and doors radiating to:

### Bedroom One 12'5" x 11'1" (into wardrobe) (3.8 x 3.4 (into wardrobe))

Double glazed window to rear, central heated radiator, sliding door fitted wardrobes.

### Bedroom Two 10'9" x 11'1" max 10'2" min (3.3 x 3.4 max 3.1 min)

Double glazed window to front, central heated radiator.

### Bedroom Three 7'10" x 9'2" (2.4 x 2.8)

Double glazed window to rear, central heated radiator.

### Family Bathroom 7'10" x 7'2" (2.4 x 2.2)

Double glazed obscured window to front, central heated radiator, wood effect flooring, low level w.c., wash hand basin and shower cubicle.

### Garage

Barn style garage doors.

### Garden

With large patio area, extensive lawn and established borders. Access to side, garage and storage.

### 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

Tax band is D.

## 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 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*





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 ©2022

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