



LexAllan  
Grove *Village*

*...doing things differently*

28 Long Close, Hagley, Stourbridge DY9 0LL

Guide Price £375,000



THREE BEDROOM FAMILY HOME WITH PLENTY OF POTENTIAL IN A QUIET CUL-DE-SAC CLOSE TO THE HEART OF HAGLEY! The property is within walking distance of the village and the local amenities, including being close to the excellent local Hagley Primary School and high schools. It also offers brilliant 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 ever popular National Trust Clent Hills is also a short distance for those wishing to be outdoors.

The property comprises of a welcoming hallway, two excellent sized reception rooms, large kitchen breakfast room, further utility/sunroom and a downstairs w.c. On the first floor you will find three bedrooms and a superb sized family bathroom. The outdoor space offers versatility and the garage is an additional bonus. Viewing highly recommended to appreciate the potential! EJ 13/9/22 V2 EPC=D













### Approach

Via large driveway and lawn area to side, access to garage, front door leading to porch area with door into:

### Hallway

Central heated radiator, stairs to first floor and doors opening into:

### Lounge/Dining Room 16'8" max x 21'7" max (5.1 max x 6.6 max)

Two double glazed bay windows to front, central heated radiator, feature fireplace with electric fire and surround.

### Reception Room 12'1" x 11'1" (3.7 x 3.4)

Internal double glazed window, wood effect floor, central heated radiator.

### Kitchen Breakfast Room 16'4" x 9'10" (5 x 3)

Double glazed window to rear, velux skylight, tiling to floor, fitted wall and base units with breakfast bar and work surface over, integrated Bosch oven and grill, fridge, Bosch dishwasher, Reginox one and half bowl sink with drainage, Bosch four ring induction hob with extractor fan over. Door leading to utility/sunroom.

### Utility/Sunroom 9'6" x 7'6" (2.9 x 2.3)

Double glazed window and door to rear, velux skylight, tiling to floor, matching fitted wall and base units with work surface over and space/plumbing for white goods.

### Downstairs w.c.

Tiling to splashback areas, low level w.c. and wash hand basin.

### First Floor Landing

Double glazed window to side, access to loft and storage cupboard housing boiler. Doors radiating to:

### Bedroom One 11'1" x 14'5" (3.4 x 4.4)

Double glazed window to rear, central heated radiator

### Bedroom Two 11'5" max 9'10" min x 11'5" (3.5 max 3 min x 3.5)

Double glazed window to front, central heated radiator. Agents note: restricted head height.

### Bedroom Three 9'10" x 8'2" (3 x 2.5)

Double glazed window to rear, central heated radiator.

### Family Bathroom

Double glazed obscured window to side, wood effect flooring, tiling to walls, chrome heated towel rail, low level w.c., wash hand basin, free standing claw foot bath and fitted shower cubicle. Agents note: restricted head height.

### Garden

Low maintenance garden with large patio area and established borders, the perfect spot for entertaining!













GROUND FLOOR



1ST FLOOR



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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# 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*



## Garage

Up and over door, lighting, power point and door to garden.

## 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.

**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 Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.

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PROTECTED



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