



LexAllan
Grove *Village*

10 Summervale Close, Hagley, Stourbridge DY9 0LZ

...doing things differently
Guide Price £500,000

Quiet cul-de-sac location three bedroom semi-detached family home close to the heart of Hagley with excellent potential to be extended subject to planning permission. A short walk to Hagley high street gives access to all the local amenities on offer, in catchment for outstanding primary and secondary schools, within walking distance of Hagley Train Station accessing both Birmingham, Worcester and beyond and an easy commute to the national motorway network from M5 Junction 4.

The property comprises of a welcoming hallway, superb sized lounge dining room with garden room, kitchen and utility Area. On the first floor you will find Three good sized bedrooms and family bathroom. The garden is a perfect space for entertaining and family gatherings. There is a garage and good off road parking which is an additional bonus. This property is certainly not one to be missed! EJ 25/5/22 EPC=D







Approach

Via driveway with stone chippings to side and established borders, access to side and garage. Door leading to:

Porch

Double glazed windows, tiling to floor and front door leading to:

Hallway

A welcoming hallway with central heated radiator, door to large cloaks cupboard, stairs to first floor and doors radiating to:

Lounge Dining Room 22'3" max 19'4" min x 11'9" max 10'9" min (6.8 max 5.9 min x 3.6 max 3.3 min)

Double glazed bay window to front, central heated radiator, fireplace with gas fire and surround, internal windows and door leading to garden room.

Garden Room 11'5" max 10'5" min x 8'2" (3.5 max 3.2 min x 2.5)

Double glazed windows and French doors to rear garden allowing to room to flood with light and central heated radiator.

Kitchen 8'6" x 14'1" (2.6 x 4.3)

Double glazed window to rear, central heated radiator, fitted wall and base units with work surface over with breakfast area, integrated dishwasher and fridge, one and half bowl sink with drainage and tiling to splashback areas, four ring gas hob and electric oven with extractor fan over, door to pantry, further door leading to utility area.

Utility/W.C. 6'6" x 6'2" max 5'6" min (2 x 1.9 max 1.7 min)

Two double glazed obscured windows to side and rear, tiling to floor, low level w.c., wash hand basin, space/plumbing for white goods, door leading to garage and side access.

First Floor Landing

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

Bedroom One 13'9" max 11'1" min x 11'9" max 11'5" min (4.2 max 3.4 min x 3.6 max 3.5 min)

Double glazed bay window to front, central heated radiator and fitted wardrobes.

Bedroom Two 13'1" x 11'5" (4 x 3.5)

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







Bedroom Three 8'6" x 9'10" (2.6 x 3)

Double glazed window to rear, central heated radiator

Family Bathroom 6'6" x 5'10" (2 x 1.8)

Double glazed obscured window to front, central heated radiator, half tiling to walls, low level w.c., wash hand basin, walk in shower and access to storage/airing cupboard.

Garden

Slabbed patio with pathway and lawn giving access to two sheds and steps to further patio area. The garden is approximately just over 100 feet and has access to side and outdoor tap.

Garage 16'0" x 8'2" max 7'2" min (4.9 x 2.5 max 2.2 min)

Double glazed window to side, side hinge garage doors, lighting and electric points.

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.

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.

Council Tax Band

Tax band is D.

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



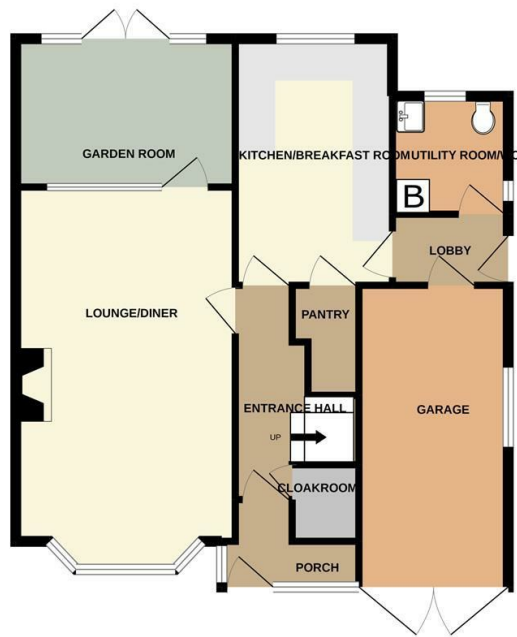
The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

...doing things differently

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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