



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

*...doing things differently*

**64 Hartle Lane, DY9 9TJ**

*Guide Price £700,000*

## Home with a view...

This beautiful property situated on Hartle Lane is located in one of Worcestershire's most picturesque villages. Just a short walk from the property you will find yourself in Belbroughton village centre, with all the local amenities including hairdressers and an array of eateries and public houses. The very popular National Trust Clent Hills is also a short distance for those wishing to enjoy outdoor pursuits yet the convenience of motorway networks junction 4 M5 leading to M42 is within a five minute drive. The bustling village of Hagley is also a short distance where commuters will benefit from the train station giving access to Birmingham, Worcester and beyond.

The property comprises of a welcoming hallway, downstairs w.c., fully fitted kitchen dining room, separate utility room. The kitchen opening into a light and airy lounge. Further spacious reception room giving access to the rear garden. On the first floor you will find four excellent sized bedrooms, one with en-suite and family bathroom. The wrap around garden is perfect for entertaining and family living, the additional benefit of the driveway with parking for ample cars makes this property very desirable. Viewings are highly recommended to appreciate this stunning family home!

V2 2/9/24 EJ EPC=E







## Approach

Approached via driveway with two separate gates both giving access to garden and steps up to entry hall.

## Entrance Hall 15'8" max x 15'1" (4.8 max x 4.6)

With double glazing window to side and front and door to front. Central heating radiator and original parquet flooring.

## Kitchen Dining 23'3" max 7'10" min x 12'5" max 6'2" min (7.1 max 2.4 min x 3.8 max 1.9 min)

Double glazed French doors to patio, double glazed window to rear and door to side, central heated radiator and original parquet flooring. Variety of fitted wall and base units with complimentary work surface over, fitted sink with inset drainage, integrated dish washer, full length fridge, oven and grill. Four ring induction hob with extractor fan over. `door to utility and opening leading into:

## Lounge 16'4" max 14'1" min x 17'0" max 3'11" min (5.0 max 4.3 min x 5.2 max 1.2 min)

With dual aspect double glazing window to front and rear and two central heating radiators, open working fireplace and original parquet flooring.

## Second Reception Room 20'11" max 16'8" min x 16'8" max 3'7" min (6.4 max 5.1 min x 5.1 max 1.1 min)

With double glazing window to front, side and two to rear with sliding patio door, two central heating radiators.

## Utility 10'5" max 6'6" min x 12'1" max 6'6" min (3.2 max 2 min x 3.7 max 2 min)

Double glazed windows and door to rear, central heated radiator, fitted wall and base units with work surface over, fitted sink with drainage, integrated full length freezer and space/plumbing for white goods.

## W.C. 5'6" x 7'2" (1.7 x 2.2)

Double glazed obscured window to rear, chrome heated towel radiator, vanity sink unit with storage, low level w.c., access to under stairs storage and cupboard housing boiler.

## Landing

With two double glazed window to side and front, central heated radiators and doors radiating to:

## Bedroom One 12'5" max 7'2" min x 17'0" max 8'10" min (3.8 max 2.2 min x 5.2 max 2.7 min)

Double glazed window and French doors leading to balcony with far reaching views, double glazed window to front, central heated radiator.

## En-suite 4'7" x 7'10" (1.4 x 2.4)

Obscured double glazed window to front, chrome heated towel radiator, with full tiling to floor and walls, vanity unit, built in storage cupboard and mirrored cupboard with lighting, low level w.c. and large walk in shower with drench head over.

## Bedroom Two 12'5" x 10'5" (3.8 x 3.2)

Double glazed window to rear, central heated radiator.

## Bedroom Three 12'9" max 9'2" min x 7'10" max 3'3" min (3.9 max 2.8 min x 2.4 max 1 min)

With double glaze window to rear, central heated radiator.

Loft access, with loft ladders providing large storage area and electrical light point.











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**Bedroom Four 10'2" max 9'2" min x 13'1" max 3'3" min (3.1 max 2.8 min x 4 max 1 min)**

With two double glaze windows, one to rear and one to the front, central heated radiator.

**Family Bathroom 8'10" max 7'10" min x 6'2" max 4'11" min (2.7 max 2.4 min x 1.9 max 1.5 min)**

Double glazed obscured window to side, chrome heated towel radiator, full tiling to floor and walls, vanity unit, fitted storage unit, fitted mirrored cupboard with lighting, low level w.c. and fitted bath with Mira electrical power shower over,

**Garden**

Private south facing garden with large patio and lawn beyond, matured borders and bedding areas with open countryside views. Further area to side of the property with access to shed and summerhouse. Gate leading out to local countryside.

**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. This property has a LPG gas tank, mains sewage and water for services.

**Council Tax Band**

Tax band is G.

**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.

**Money Laundering Act**

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 reserves the right to obtain electronic verification.



# 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*

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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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