



LexAllan  
Grove *Village*

*...doing things differently*

61 Summervale Road, DY9 0LX

Guide Price £475,000

61 SUMMERVALE ROAD IS A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME LOCATED IN THE HEART OF HAGLEY.

This home offers excellent family accommodation making this the perfect home for those desiring both location and space. Situated close to Hagley village, 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. Giving easy access to Hagley train station and the M5 motorway links giving commuters opportunities to Birmingham, Worcester and beyond.

The property comprises of a welcoming hallway, downstairs w.c, well equipped kitchen, utility, study, a spacious lounge opening into the dining area with further garden room making this a perfect space for family living. On the first floor you will find the master bedroom and two further good-sized bedrooms with family bathroom. The attractive forth bedroom accessed by its own stairs is an additional bonus! The garden offers plenty of space to entertain with a secret fenced garden! Its certainly not one to be missed! EJ 19/1/22 V1

EPC=D



***Lex Allan Grove loves...***

the easy access into Hagley  
and the spacious family living







### Approach

Via driveway with raised lawn area to front, door leading to:

### Porch

Tiled porch area with front door opening into:

### Hallway

Central heated radiator, feature panelling to wall, doors radiating to:

### Downstairs w.c.

Central heated radiator, feature panelling to wall, low level w.c, and corner wash hand basin.

### Lounge 17'0" max 14'9" min x 11'9" max 10'9" min (5.2 max 4.5 min x 3.6 max 3.3 min)

Double glazed window to front, central heated radiator, gas log burner with feature wood mantle. Double doors opening into:

### Dining Room 12'9" max 8'10" min x 11'9" max 9'10" min (3.9 max 2.7 min x 3.6 max 3 min)

Spacious dining area with double glazed windows and door giving access to:

### Garden Room 9'10",6'6" max 9'2" min x 10'5" max 9'10" min (3,2 max 2.8 min x 3.2 max 3 min)

Double glazed windows and French doors opening onto the decking area.

### Kitchen 15'5" x 9'10" (4.7 x 3)

Double glazed window to rear and skylight, French doors giving access to garden, central heated radiator, tile effect flooring, fitted wall and base units with work surface over, integrated fridge/freezer and dishwasher, sink with drainage and mixer tap with tiled splashback, SMEG electric oven and six ring gas hob with extractor fan over, separate breakfast bar. Door stepping down to:

### Utility 6'6" x 6'10" (2 x 2.1)

Double glazed obscured window and door to side, tile effect flooring, fitted wall and base units with space and plumbing for white goods, door leading to:

### Study 8'6" x 6'6" (2.6 x 2)

Double glazed window to front, central heated radiator.

### First Floor Landing

Double glazed obscured window to side, stairs leading to bedroom four and door radiating to:

### Bedroom One 12'9" x 11'9" (into wardrobe) (3.9 x 3.6 (into wardrobe))

Double glazed windows to front, central heated radiator, ample fitted wardrobes and storage.

### Bedroom Two 12'1" x 9'10" (3.7 x 3)

Double glazed window to rear. Agents note: further recess (previously used as a wardrobe) not measured.





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

Double glazed window to rear, central heated radiator.

**Bedroom Four/Loft 13'5" x 14'1" (4.1 x 4.3 )**

Two velux windows, central heated radiator. Agents note: restricted head height due to sloping ceilings and clients must take into account the restriction of floor space due to the stairs.

**Garden**

Raised decking with access to side, steps down to lawn area with sleeper planters and further secret garden beyond leading to slabbed area with shed.

**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 Banding**

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.

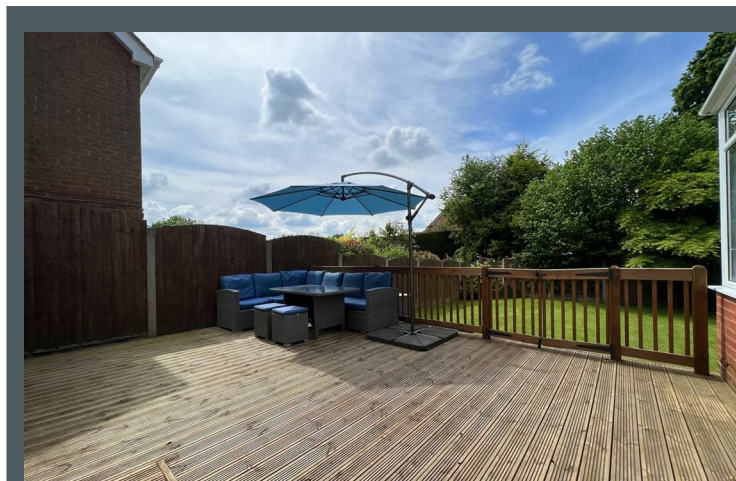
**Referral Fee's**

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.





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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