Lex Allan Grove Village

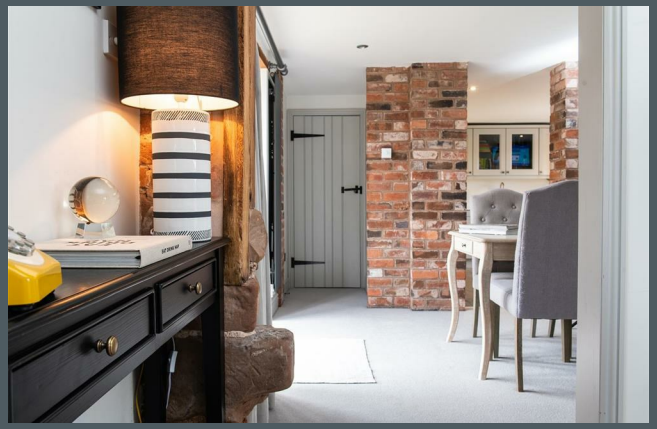
...doing things differently

The Hay Barn Thicknall Lane,Clent, Stourbridge DY9 0HP

Guide Price £575,000

NO UPWARD CHAIN The Hay Barn is a three bedroom characterful barn conversion situated close to Hagley Village. It has been renovated to a beautiful standard, the exposed beams, brickwork and bespoke shutters add to the charm. The property is also a short drive to nearby villages Clent, Blakedown and Hagley offering the amenities of urban living with the benefit of a countryside location Hagley and Blakedown train stations are a short distance and the property has easy access to the national motorway network making it a desirable location.

The property comprises of a welcoming hall with dining space, kitchen breakfast room, stunning lounge with feature double sided fireplace and downstairs w.c. On the first floor you will find three excellent sized bedrooms, one of which with en-suite and family bathroom. The outside space offers plenty of space to entertain and enjoy those summer evenings. This property is certainly not one to be missed and viewings are highly recommended! EJ 14/11/22 V1 EPC=D



Approach
Via private road leading to communal courtyard and garage block, private block paved driveway with lawn and matured borders giving access to front door.

Dining Hall 13'9" max 11'9" min x 10'2" max 8'10" min (further (4.2 max 3.6 min x 3.1 max 2.7 min (further recess)
Front door opening into dining hallway with double glazed windows and door to front, double sided fireplace with bio ethanol feature fire, stairs to first floor, access to under stairs storage, doors/openings to w.c., lounge and kitchen breakfast room.

Downstairs W.C. central heated radiator
Central heated radiator, feature lighting, wood effect laminate flooring, vanity low level w.c. and wash hand basin,

Kitchen Breakfast 11'9" x 13'5" max 12'1" min (3.6 x 4.1 max 3.7 min)
Double glazed French doors to rear, bespoke shutters, Ted Todd natural wood flooring, central heated radiator, Burbidge fitted wall and base units with matching island with breakfast bar and Corian worksurface over, Belfast sink with inset drainage and mixer tap, integrated Neff oven, microwave and ceramic hob with extractor fan over, further integrated fridge/freezer and dishwasher and washer/dryer.

Lounge 15'5" x 12'5" max 11'5" min (4.7 x 3.8 max 3.5 min)
Double glazed French doors to rear, and window to front, central heated radiator, fitted shelving and storage, double sided fireplace with bio ethanol feature fire.

First Floor Landing
Double glazed window to rear, central heated radiator and doors radiating to:

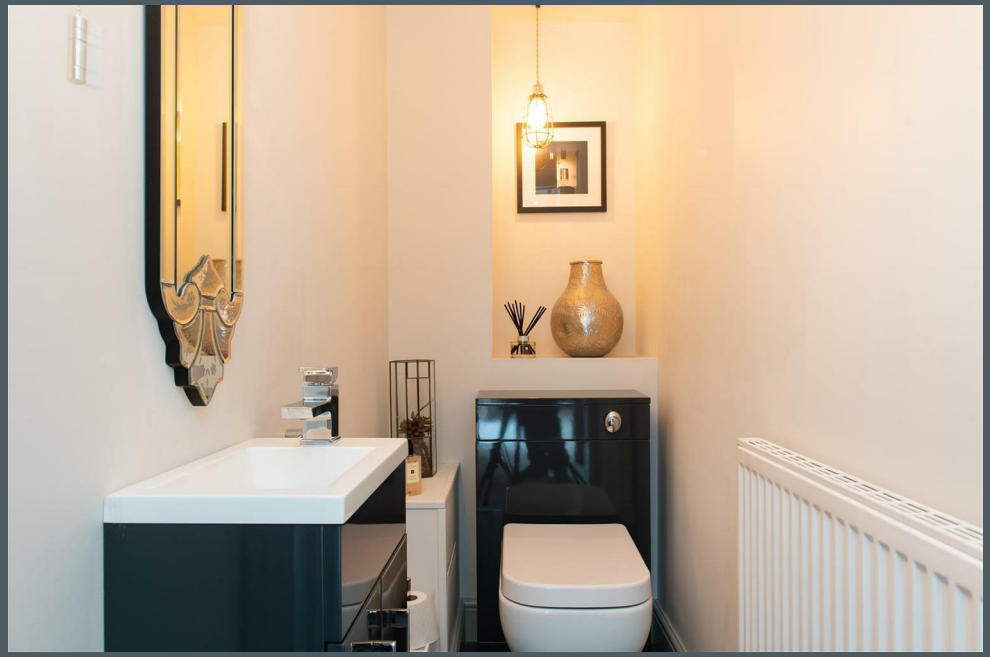
Bedroom One 11'9" x 11'5" (3.6 x 3.5)
Double glazed window to rear with bespoke shutters, central heated radiator, engineered wood flooring, fitted wardrobe and sliding doors to en-suite.

En-suite
Wood effect laminate flooring, central heated radiator, extractor fan, vanity unit, low level w.c. and fitted shower cubicle with drench head over and handheld shower.

Bedroom Two 9'6" max 8'6" min x 12'5" max 8'10" min (2.9 max 2.6 min x 3.8 max 2.7 min)
Double glazed window to front, central heated radiator.

Bedroom Three 10'2" max 7'10" min x 8'2" max 3'7" min (3.1 max 2.4 min x 2.5 max 1.1 min)
Double glazed window to front, central heated radiator and loft access.

Family Bathroom 3 max x 17 max (0.91m max x 5.18m max)
Double glazed window to rear, central heated radiator, tiling to floor and splashback areas, extractor fan, low level w.c. and vanity wash hand basin.



Garden
A well presented and easily maintained garden with large patio area with lawn beyond, established borders and planting areas.

Garage 17'4" x 8'10" max 6'6" min (5.3 x 2.7 max 2 min)
Separate to the barn, with up and over door.

Parking
Private driveway with parking to front of barn, single garage with allocated space in front and ample visitors parking.

Council Tax
Tax band is F.

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. We are advised there is a maintenance charge of £20 per month payable into a limited company to cover communal grounds and private driveway.

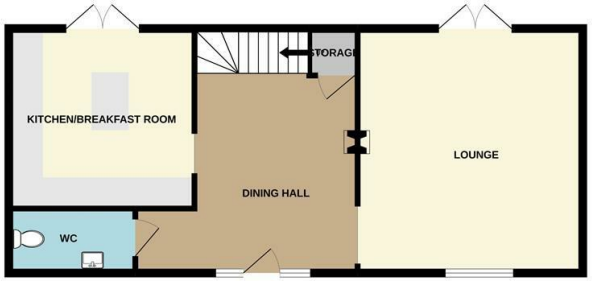
Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence 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 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.

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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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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Lex Allan Grove

local knowledge **exceptional service**