



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

11a Wannerton Road, Blakedown, Kidderminster DY10 3NG

*...doing things differently*  
Guide Price £725,000

This stunning four bedroom detached property in Blakedown provides potential buyers the ideal home for those wishing to be on the door step of beautiful countryside and within easy reach of urban civilisation, having excellent connections to Blakedown train station offering links to Birmingham, Worcester and beyond. The village of Hagley is also within easy reach, offering excellent schooling at both primary and secondary level and offering a range of amenities.

The property comprises of a welcoming hallway with doors radiating to a spacious lounge, downstairs w.c, front reception room, kitchen with an opening into a dining area. The utility gives access to a good sized open plan sunroom and garage with an addition of a sauna and storage room. On the first floor there is a family bathroom, double bedrooms and master bedroom with en-suite and walk in wardrobe. The garden and outbuilding gives the property a perfect space for entertaining. This superb family home is not one to be missed! EJ 22/4/22 V2 EPC=D







### Approach

Via driveway with parking for ample cars with raised established borders. Door stepping into double glazed porch with front door leading to:

### Hallway

Welcoming hallway with feature chrome central heating radiator, wow-factor polished chrome and glass staircase, ceramic tiling to floor with underfloor heating and sliding door storage cupboard. Doors radiating to:

### Front Reception Room 12'9" x 9'10" (3.9 x 3)

Double glazed window to front, central heating radiator.

### Downstairs w.c 4'11" x 6'6" (1.5 x 2)

Double glazed obscured window to side, tiling to floor, chrome heated towel rail, low level w.c. and feature glass wash hand basin.

### Lounge 19'8" x 13'1" (6 x 4)

Double glazed sliding patio door to rear, central heating radiator, central modern fireplace with smart electric fire.

### Kitchen 14'1" x 14'1" max 12'9" min (4.3 x 4.3 max 3.9 min)

Two double glazed windows to rear, chrome central heating radiator, tile effect flooring, fitted wood effect walls and base units with work surface over with additional centre island and breakfast bar, freestanding five ring gas hob and oven with extractor fan above, fitted sink with drainage and mixer tap, integrated dishwasher and space for American style fridge/freezer. Opening into dining room and door leading to utility.

### Dining Room 11'9" x 13'9" (3.6 x 4.2)

Double glazed bay window to front, tile effect flooring, central heating radiator.

### Utility 14'1" x 5'10" (4.3 x 1.8)

Matching fitted wall and base units with work surface over, tile effect flooring, sink with drainage and space/plumbing for white goods. Door leading to sun room.

### Sun Room 18'4" max 10'2" min x 17'8" (5.6 max 3.1 min x 5.4)

Double glazed French doors to rear, chrome central heating radiator, electric heater, door leading to private sauna and opening into garage.

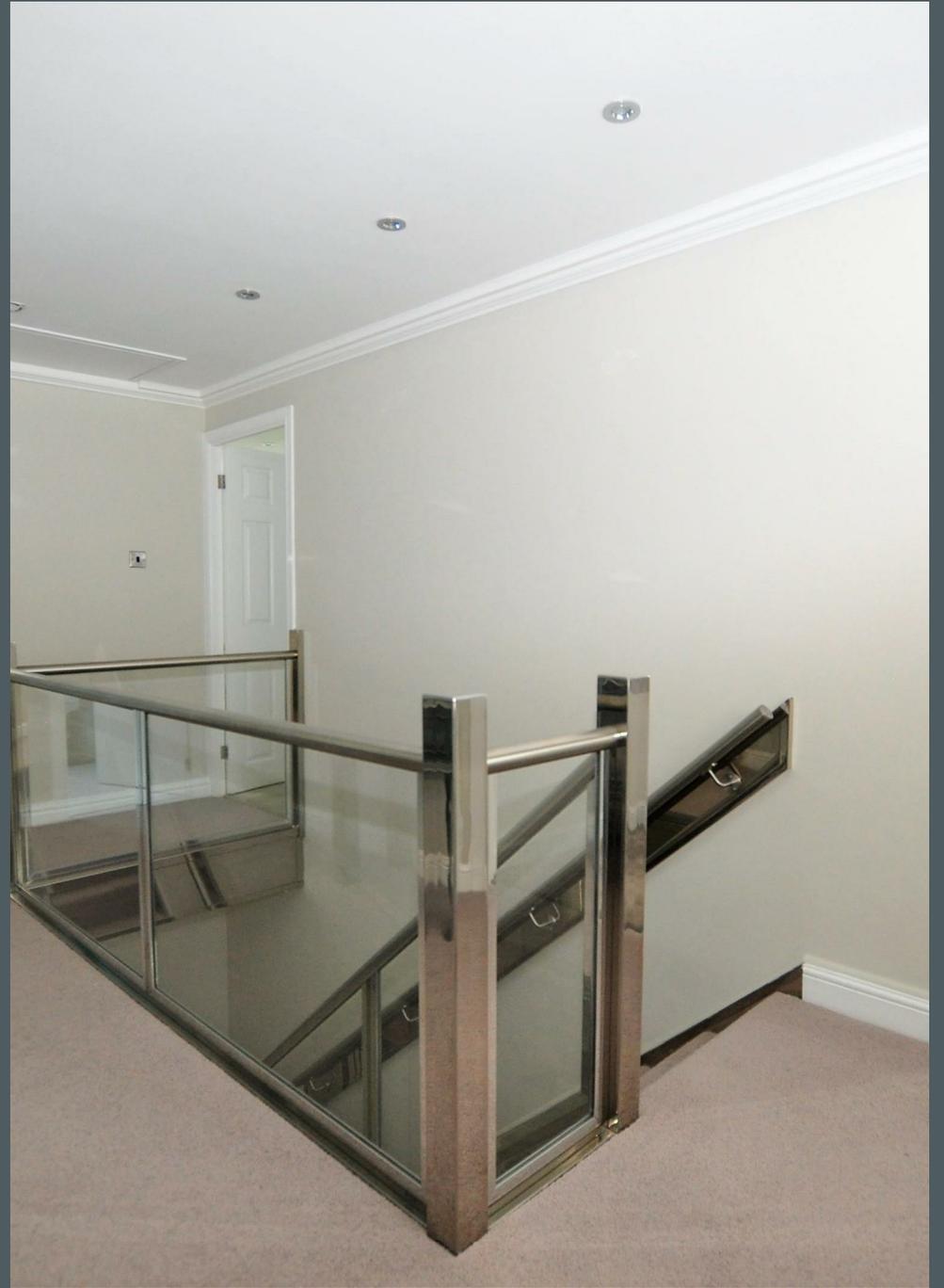
### First Floor Landing

Double glazed window to front, polished chrome and glass staircase with central heating radiator. Doors leading to:

### Bedroom One 16'4" x 12'9" (5 x 3.9)

Double glazed window to rear, central heating radiator, sliding door walk in wardrobe and door leading to en-suite.











**En-suite 6'2" x 6'2" (1.9 x 1.9)**

Double glazed obscured window to side, ceramic tiling to floor, chrome heated towel rail, fitted corner shower, low level w.c. and wash hand basin.

**Bedroom Two 11'9" x 12'9" (3.6 x 3.9)**

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

**Bedroom Three 12'1" x 12'1" (into wardrobe) (3.7 x 3.7 (into wardrobe))**

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

**Bedroom Four 12'1" x 12'5" (into wardrobe) (3.7 x 3.8 (into wardrobe))**

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

**Family Bathroom 7'10" x 9'6" (2.4 x 2.9)**

Double glazed obscure window to rear, ceramic tiling to floor and walls, fitted bath with mixer tap, his and hers matching wash hand basins, low level w.c. and fitted shower.

**Garden**

Slabbed patio area, with walkway crossing a feature pond with railings leading to the outbuilding with lawned area either side. This beautiful garden is perfect for those summer evenings and relaxing with privacy hedges either side. Further access to fenced storage area and side gate to front.

**Garage 15'1" x 16'0" (4.6 x 4.9)**

Electric up and over door, electric heater, access to loft, door leading to further storage room.

**Storage Room 8'6" max 6'10" min x 10'5" (2.6 max 2.1 min x 3.2)**

Garage door to front, ample room for storage.

**Outbuilding 20'11" max 16'4" .9'10" min x 27'6" max 22'11" min (6.4 max 5 .3 min x 8.4 max 7 min)**

Double glazed French doors and windows to front, electric heaters, separate w.c. with saniflow toilet. A great space for entertaining with built in bar areas and electric points, its a great addition to the property!

**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 G

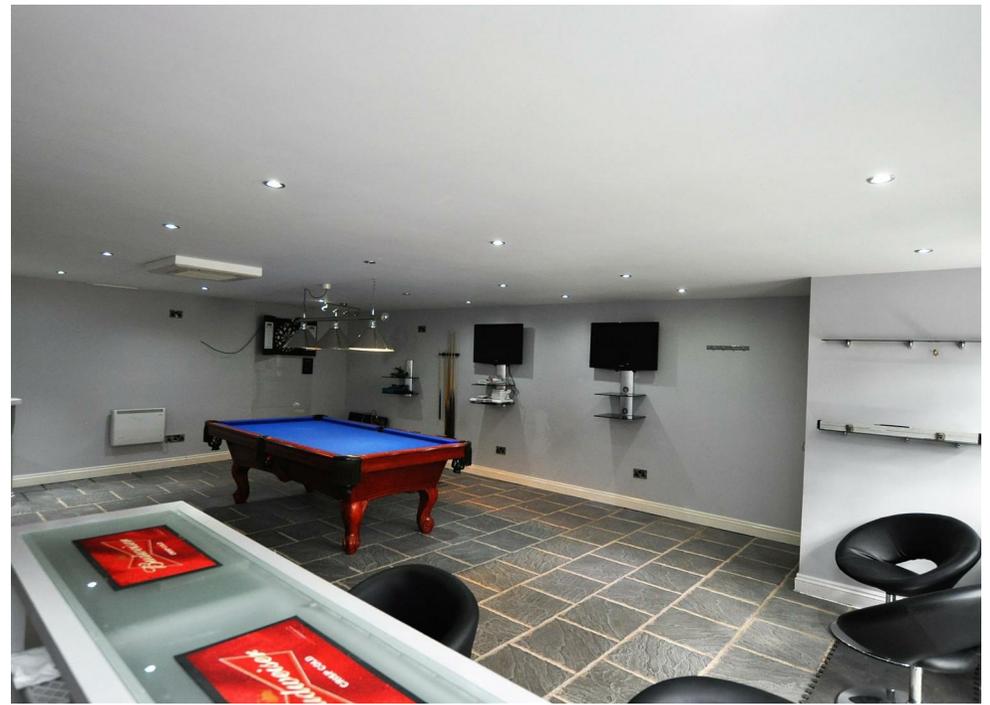
**Money Laundering Regulations**

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

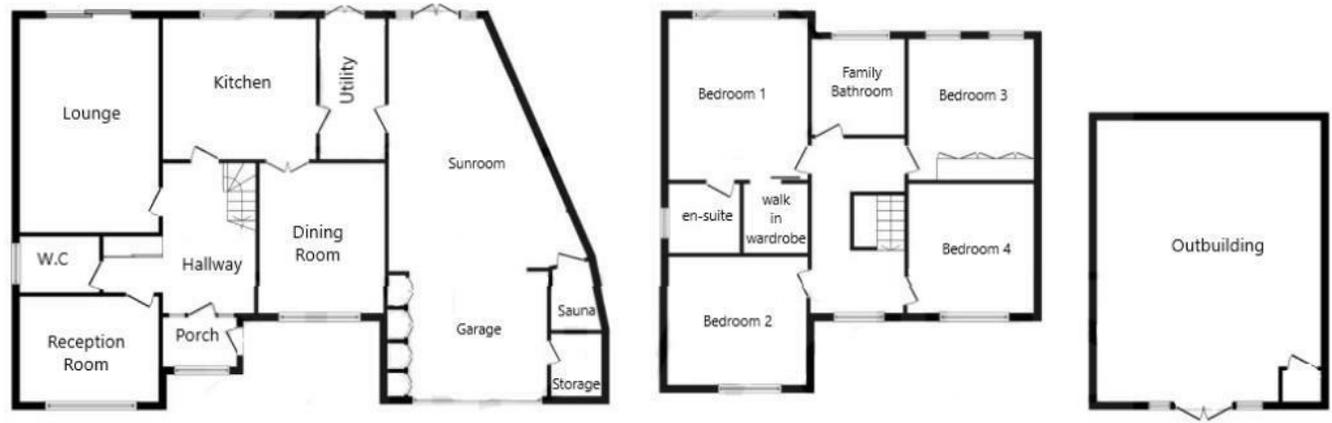




that would ordinarily be quoted.

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.



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