

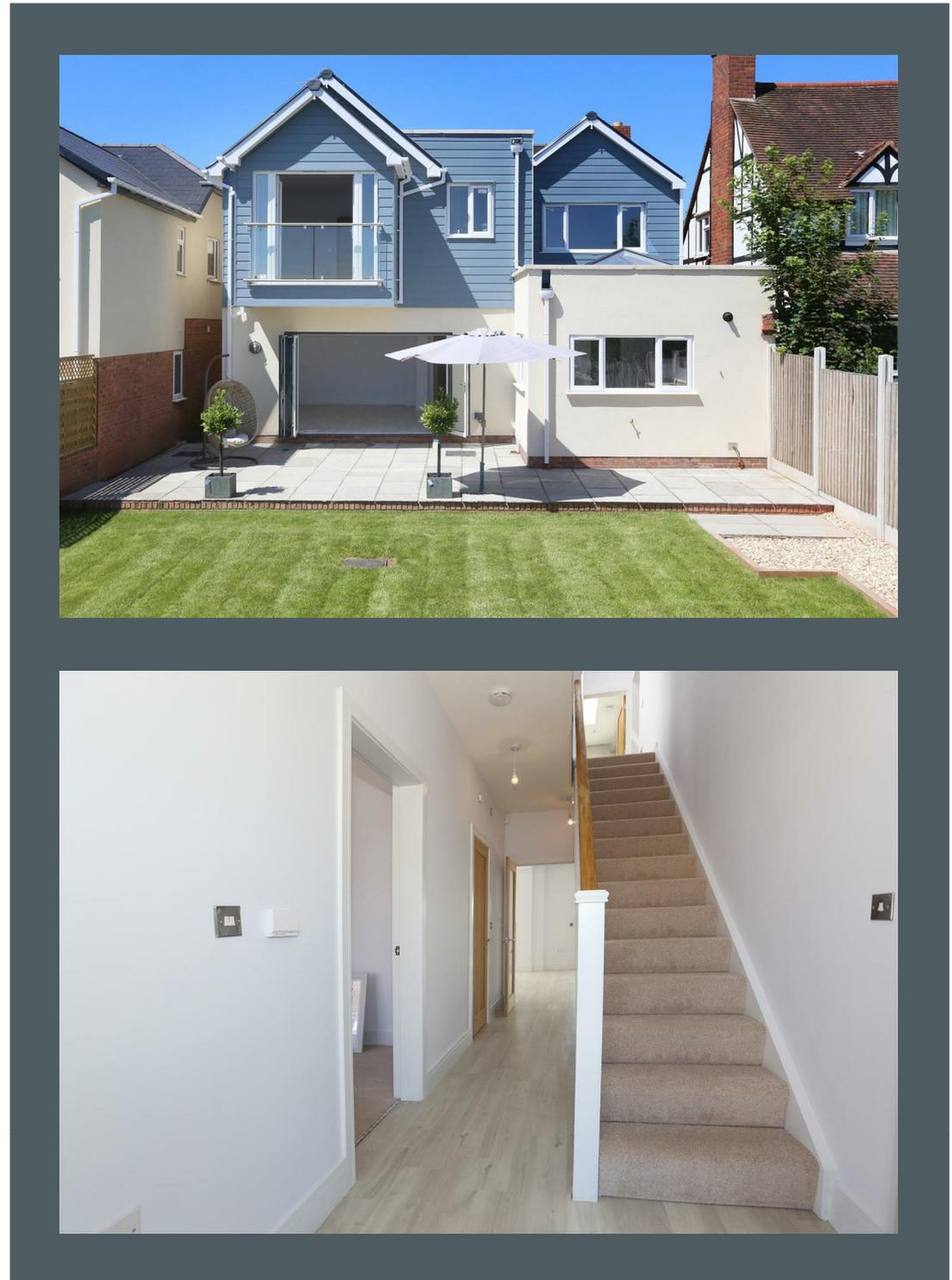


25 Sweetpool Lane, Hagley, Stourbridge, DY8 2XD

Price £700,000

A fantastic ready made family home in popular Hagley

A truly wonderful, fully refurbished and extended double fronted family home in the sought after village of Hagley. Located just a stones throw from open countryside and within walking distance of the Train Station, this fabulous home offers well planned and stylish accommodation to comprise: reception hall, two formal reception rooms, superb open plan kitchen/diner/family room with bi-fold doors to the garden, utility room, guest wc, master bedroom with en-suite and 'Juliette' balcony, three further double bedrooms, luxurious family bathroom, off road parking and landscaped rear garden.







Approach

A gravelled fore-garden lies behind a dwarf wall with a block paved path leading to the front door

Reception Hall

Having a traditional solid wood door with stained glass panel above to the front, stairs leading off to the first floor, radiator, three ceiling light points, 'Karndean' flooring and doors radiating to the ground floor accommodation

Sitting Room 16'0" (into bay) x 11'11" (into chimney) (4.88 (into bay) x 3.65 (into chimney))

Having a traditional bay window with stained glass panels to the front, ceiling light point, radiator and a contemporary styled gas fire

Dining Room 13'5" (into bay) x 11'6" (into chimney) (4.1 (into bay) x 3.52 (into chimney))

Having a traditional bay window with stained glass panels to the front, ceiling light point and radiator

Guest wc

With low level wc, wash hand basin in vanity unit, chrome heated towel rail, ceiling spot lights, part tiled walls and 'Karndean' flooring

Open Plan Kitchen/Diner/Family Room 30'3" (max) x 22'10" (max) (9.23 (max) x 6.97 (max))

A fabulous addition to this wonderful home is the superb open plan kitchen with large bi-fold doors to the rear garden, 'Karndean' flooring, ceiling spotlights, three radiators, fitted kitchen with shaker style units and complimentary work surface over with up-stands, inset ceramic sink/drainers with mixer tap and hose attachment, integrated dishwasher, integrated fridge, integrated double oven with five burner gas hob and extractor over, breakfast bar, lantern skylight to the kitchen area and door to the utility room

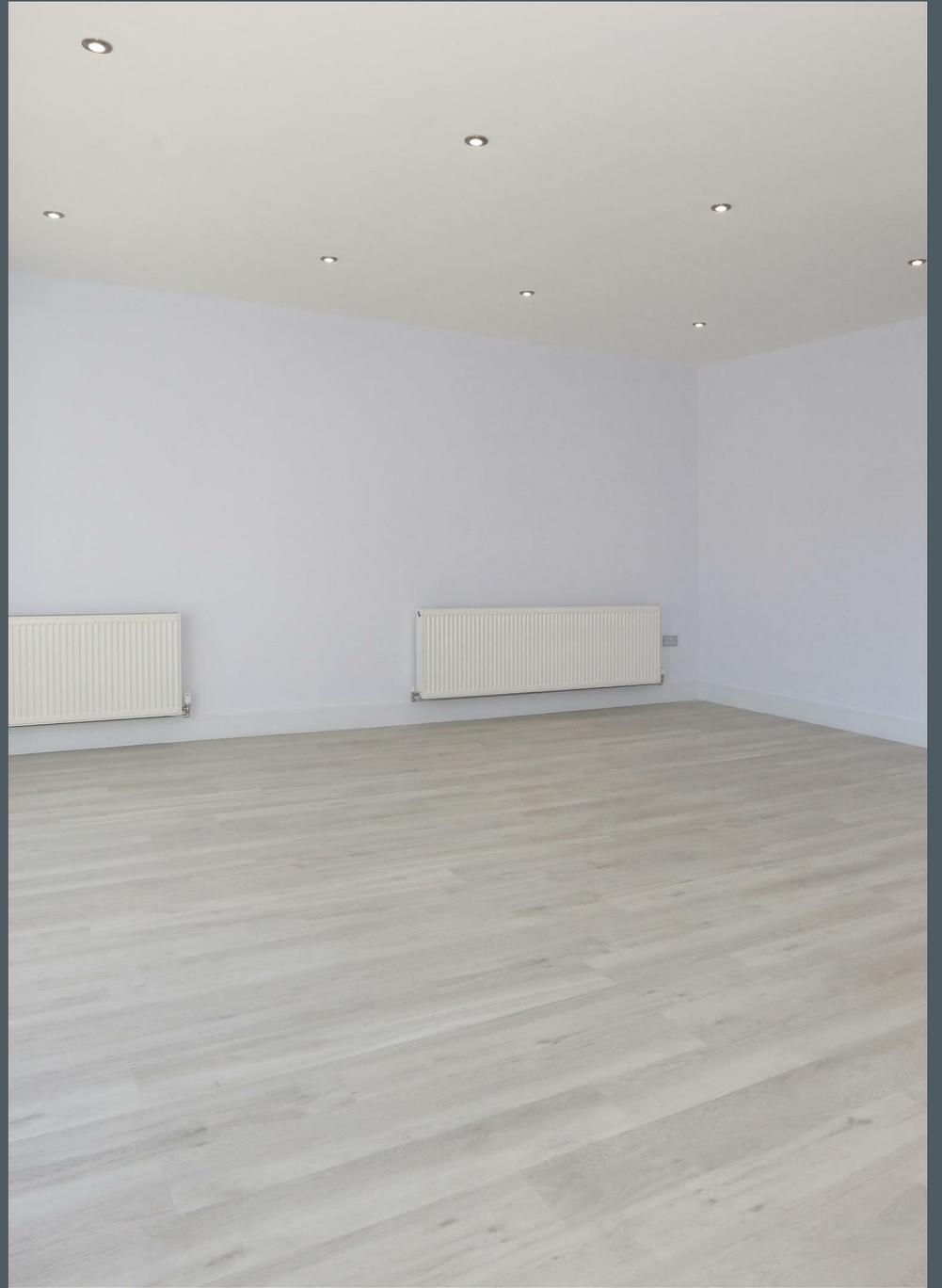
Utility Room

With shaker style base units, complimentary work surface and up-stands over, inset stainless steel sink/drainers, integrated freezer, integrated washing machine, ceiling spotlights and 'Karndean' flooring











First Floor Landing

Having double glazed window to the front, two ceiling light points, lantern skylight, radiator and doors to bedrooms and bathroom

Master Bedroom 19'6" (max) x 11'5" (max) (5.95 (max) x 3.5 (max))

Having double glazed French doors and 'Juliette' balcony to the rear taking advantage of the lovely views towards the Clent Hills, ceiling spot light, radiator and door to the en-suite

En-Suite

With low level wc, wash hand basin in vanity unit, large shower cubicle, tiled walls, chrome heated towel rail and tiled walls

Bedroom Two 13'10" x 11'11" (into chimney) (4.24 x 3.65 (into chimney))

With double glazed sash style window to the front, ceiling light point and radiator

Bedroom Three 13'0" x 10'10" (3.97 x 3.32)

With double glazed window to the rear, ceiling light point and radiator

Bedroom Four 11'5" x 11'5" (into chimney) (3.5 x 3.5 (into chimney))

With double glazed sash style window to the front, ceiling light point and radiator

Family Bathroom

Having double glazed window to the rear, ceiling spot lights, free standing bath, walk-in shower, low level wc, wash hand basin in vanity unit, lantern skylight, chrome heated towel rail, tiled walls and 'Karndean' flooring

Rear Garden

A generous patio area gives way to an flat area of lawn with a step down to a further flat area of lawn. A pathway leads to the rear gate giving access to the off road parking.



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 PlaiCe - award-winning fish & chips



Paddocks - choice cuts from the choice of villagers



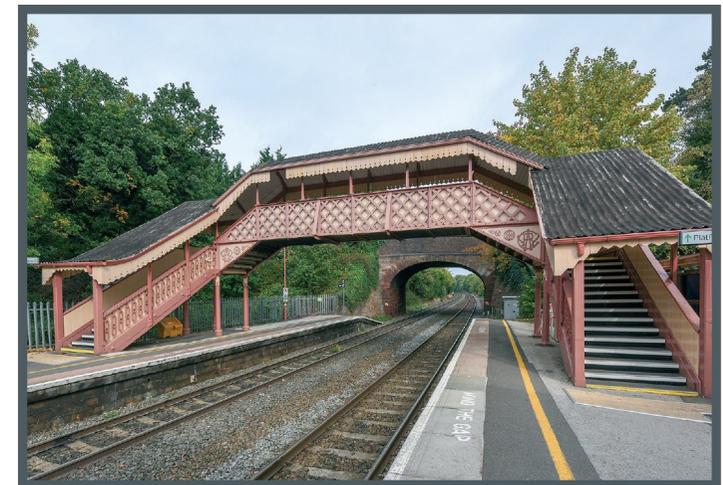
Robinson & Sproson - professional eye care



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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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AGENT'S NOTE: The property is connected to mains gas, electric, water and sewage.

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.

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 Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.

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 or 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 Ltd reserves the right to obtain electronic verification.



**LexAllan
Grove** *Village*

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