

LexAllan  
Grove *Village*



37 Newfield Road, Hagley, Stourbridge, DY9 0JR

Offers In Excess Of £799,000

*...doing things differently*

# A Premium Home at a Premium Address.

Sat in a prominent position at this highly desirable and well respected address, this attractive and well presented five double bedroom detached family home is within easy reach of the amenities and excellent schools of Hagley whilst being close to open countryside for those keen for an active outdoor life. Offering plenty of space for the family buyer, the accommodation comprises in brief: spacious entrance porch, welcoming reception hall, large living room with attractive sitting/reading area and contemporary fireplace, dining room/second sitting room with French doors to the garden, large kitchen/diner/family room with granite work surfaces, integrated appliances and direct access to the garden, utility room, guest wc, wonderfully bright galleried landing, five double bedrooms (two with en-suite and the master also having a walk-in wardrobe), family bathroom with bath and separate shower, double garage, landscaped enclosed rear garden and generous driveway.



**Lex Allan Grove loves...**

*The superb open plan family kitchen.*

EPC=C C







### Entrance Porch

Having an attractive solid door with double glazed panels either side to the front, a further double glazed window to the side, radiator, ceiling light point and glazed door with glazed panels either side leading to the entrance hall

### Entrance Hall

With stairs leading to the first floor, ceiling spot lights, radiator, coving to the ceiling and doors to ground floor accommodation

### Living Room 21'7" x 12'4" (6.58 x 3.77)

Having double glazed window to the front, double glazed French doors and windows to the rear, ceiling spot lights, two radiators, feature contemporary fire place, coving to the ceiling and opening into:

### Reading Area

Having a feature curved wall with double glazed windows, ceiling spot lights and two tall radiators

### Reception Room Two 12'11" x 11'6" (3.956 x 3.524)

With double glazed French doors and windows to the rear, ceiling light point, radiator and coving to the ceiling

### Kitchen/Diner/Family Room 30'9" (max) x 17'5" (max) (9.39 (max) x 5.32 (max))

Having a double glazed window to the side and a feature curved wall with double glazed windows overlooking the rear garden, tiled flooring, ceiling spot lights, a range of framed wall, base and drawer units with granite work surfaces and up-stands, sink/drainer, five burner gas hob with extractor above, integrated appliances including double fan assisted oven, dishwasher, fridge and freezer, two radiators, double glazed French doors to the rear garden and door to the utility room

### Utility Room

With double glazed door and window to the side, ceiling spot lights, wall and base units with wooden work surfaces, sink/drainer, plumbing for washing machine, space for tumble dryer, tiled floor and door to the garage

### Guest wc

Having a double glazed window to the front, ceiling light point, radiator, low level wc, wash hand basin and tiled walls and floor











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### Landing

A beautifully light galleried landing offering plenty of space with a large double glazed window to the front, ceiling spot lights, radiator coving to the ceiling and doors to bedrooms and bathroom

### Master Bedroom 15'9" x 11'10" (4.81 x 3.61)

Having a double glazed window to the front, ceiling light point, two further wall light points, radiator, coving to the ceiling, walk-in wardrobe and door to the en-suite

### En-Suite

With a double glazed window to the side, ceiling spot lights, radiator, large walk-in shower, low level wc, wash hand basin, tiled walls and tiled floor

### Bedroom Two 10'5" x 10'4" (3.2 x 3.16)

Having a double glazed window to the rear, ceiling light point, radiator, coving to the ceiling, large built-in wardrobe and door to the en-suite

### En-Suite

With a double glazed window to the rear, ceiling spot lights, radiator, low level wc, large walk-in shower, tiled walls and tiled floor

### Bedroom Three 11'5" x 10'5" (3.5 x 3.18)

Having a double glazed window to the rear, ceiling light point, radiator, coving to the ceiling and built in wardrobes

### Bedroom Four 12'1" x 9'1" (3.7 x 2.78)

Having a double glazed window to the rear, ceiling light point, radiator and coving to the ceiling

### Bedroom Five 10'11" x 9'10" (3.35 x 3)

Currently used as a home office with a double glazed window to the front, ceiling light point, radiator, coving to the ceiling and a range of fitted units

### Family Bathroom

Having a double glazed window to the side, ceiling spot lights, radiator, low level wc, wash hand basin, panelled bath, separate shower cubicle, tiled walls and tiled floor

### Double Garage 18'4" x 15'1" (5.592 x 4.62)

Having an electric roller door to the front, lighting, electrics and housing the central heating boiler and pressurised hot water system

### Outside

To the front is a generous driveway with an area of lawn and planted borders with a dwarf wall and gated side access to the rear garden. To the rear is a well maintained, landscaped family friendly garden with patio area, lawn and mature planted borders with fence and wall surrounds

### Planning Permission

This wonderful home also comes with the benefit of having planning consent to create a larger kitchen/diner/living space and larger bedroom above, further details can be found on the Bromsgrove Council Planning Department website with reference number 16/0715.



# 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*

**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.



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