

LexAllan
Grove *Village*



Ivy Cottage 18c Dingle Road,, Stourbridge DY9 0RS

Offers In The Region Of £345,000

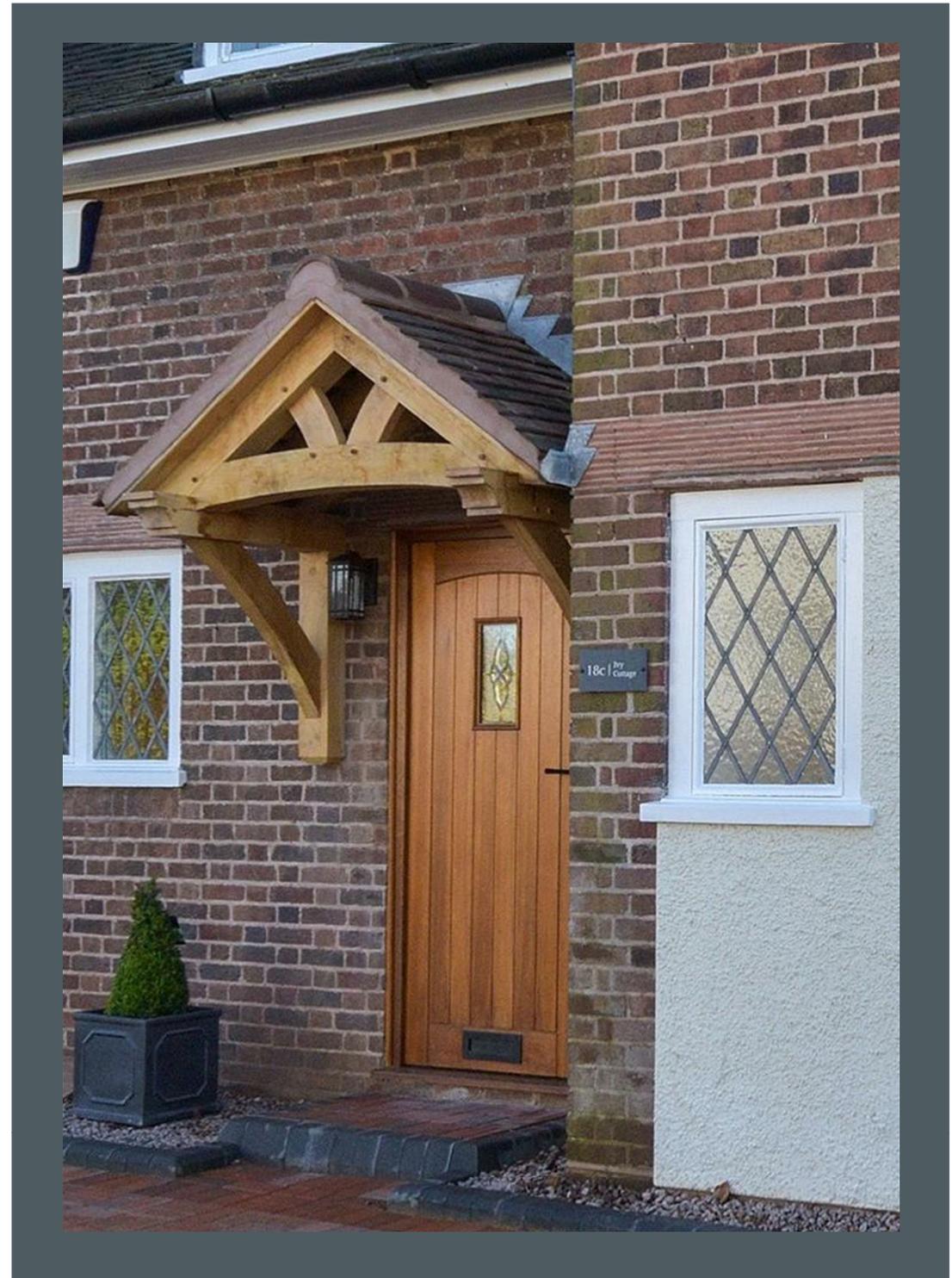
...doing things differently

Beautiful Conversion of a 'Gentleman's Residence' at Premium Pedmore Address

FINAL PLOT REMAINING

The very first home to be constructed on Dingle Road in 1925, this fine example of a Gentleman's Residence has been thoughtfully divided and refurbished to provide three separate properties - 'Oak Lodge', 'Elm House' and 'Ivy Cottage'. As a classic Arts & Crafts house it has retained its architectural integrity with qualities that exemplify this distinguished period. The development has seen the original house sympathetically restored retaining many of its original period features such as the inglenook fireplace in Oak Lodge, stained glass windows in Elm House and Georgian windows in Ivy Cottage.

The three houses benefit from high ceilings including original plaster roses, picture windows, and leaded windows. A superior and uncompromising finish throughout and having been completed to a high standard, each property offers; British hand built 'LochAnna' kitchens with granite work surfaces and 'Neff' appliances, 'Hudson Reed' bathrooms and quality flooring including 'Karndean' in the kitchen. All properties benefit from 10 year structural defects insurance, new central heating systems, are fully rewired and sound tested. The properties have Cable WIFI & Telecoms and PIR security. In addition, the properties all have secure parking, landscaped private gardens with water taps, double power sockets, outside lighting and charging points for electric vehicles. The downstairs living space could easily be adapted to create a more open plan living area with the removal of the stud wall dividing the rooms should it be preferred.



Lex Allan Grove loves...

The quality finish throughout





Introduction

Ivy Cottage has a lovely feel to it with a welcoming entrance hall, cosy lounge with a feature marble fireplace and beautiful kitchen/dining area. To the first floor there are three bedrooms, family bathroom and access to a large loft room/hobby room.

Reception Hall

Oak door with hand-made oak canopy and outside wall light, leads to reception hall with two ceiling light points set into ceiling roses, chrome switches and sockets, radiator, stairs to first floor accommodation, doors to lounge, kitchen/dining area and guest wc.

Guest WC

Having a leaded window to the front, ceiling light point set in ceiling rose, radiator, low level wc unit and wash hand basin set in vanity unit.

Lounge 12'4" (max) x 10'2" (max) (3.77 (max) x 3.1 (max))

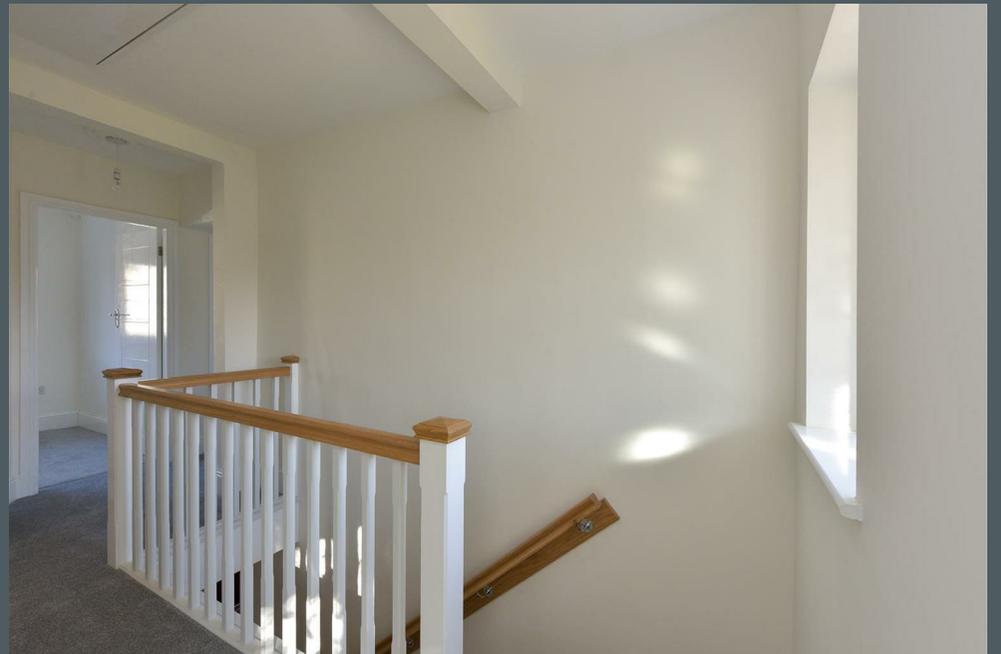
Having a leaded window with secondary glazing to the front, ceiling light point set in ceiling rose, chrome switches and sockets including USB points, feature marble fireplace and radiator. The downstairs living space could easily be adapted to create a more open plan living area with the removal of the stud wall dividing the rooms should it be preferred.

Kitchen/Dining Area 14'0" x 10'2" (min) (4.27 x 3.11 (min))

A beautiful hand built 'LochAnna' kitchen with a range of wall, base and drawer units, complimentary granite work surfaces with up-stands, inset sink with mixer tap, integrated 'Neff' slide and hide oven, 'Neff' 'gas on glass' hob with 'Neff' extractor above, 'Neff' integrated slim-line dishwasher and washer/dryer, 'Neff' integrated fridge, 'Neff' integrated freezer, ceiling spot lights with the dining area a having its own ceiling light point set in ceiling rose, radiator, chrome switches and sockets including USB points, double glazed leaded Georgian style door to the rear patio and south facing garden and two feature arched Georgian style double glazed leaded windows to the rear. The downstairs living space could easily be adapted to create a more open plan living area with the removal of the stud wall dividing the rooms should it be preferred.











Gallery Landing

Having a leaded window with secondary glazing to the rear, two ceiling light points set in ceiling rose, chrome switches and sockets, radiator, doors to bedrooms and bathroom and loft access with drop down 'Fakro' ladder.

Master Bedroom 13'8" (max) x 10'2" (max) (4.18 (max) x 3.1 (max))

Having a leaded window to the front with secondary glazing, ceiling light point set in ceiling rose, power sockets with USB points and radiator.

Bedroom Two 10'1" x 8'11" (max) (3.08 x 2.73 (max))

Having a leaded window to the rear with secondary glazing, ceiling light point set in ceiling rose, power sockets with USB points and radiator.

Bedroom Three 8'6" x 7'11" (2.61 x 2.42)

Having a leaded window to the front with secondary glazing, ceiling light point set in ceiling rose, power sockets with USB points and radiator.

Bathroom

Ceiling spot lights, low level wc unit, wash hand basin in vanity unit, chrome heated towel rail and bath with shower over and glass shower screen, illuminated Hudson Reed infinity mirror and shaving point.

Loft Room/Hobby Room

Having 'Velux' window to the rear, visible original oak beams, ceiling light point, double power sockets and electric convactor radiator, carpeted and decorated. Also benefits from an internal safety loft hatch cover. With 2m ceiling height the loft can comfortably accommodate use as a games / hobby rooms or storage space.

Outside

Gated driveway to the front giving access to the front door. To the rear is a landscaped south facing garden with patio and steps down to lawn with borders, specimen tree and double boarded fenced surrounds with gated rear access.



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

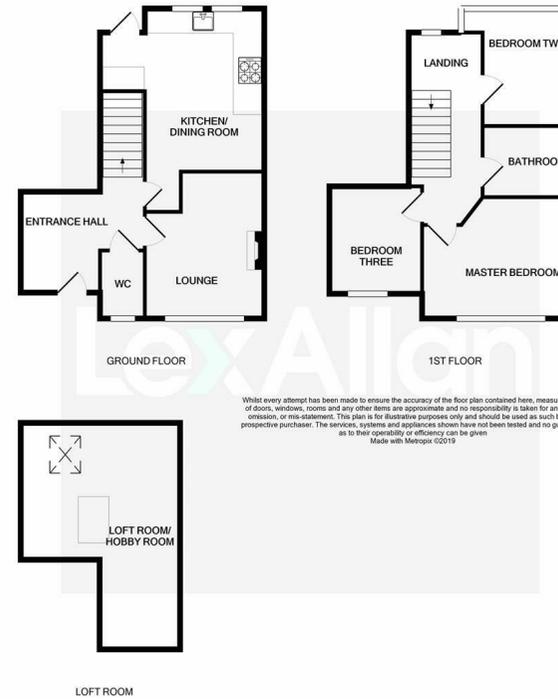


The Vine Inn, Clent - a favourite local haunt



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.

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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.



Lex Allan Grove Village

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