

LexAllan  
Grove *Village*



Oak Lodge, Dingle Road, Pedmore, DY9 0RS

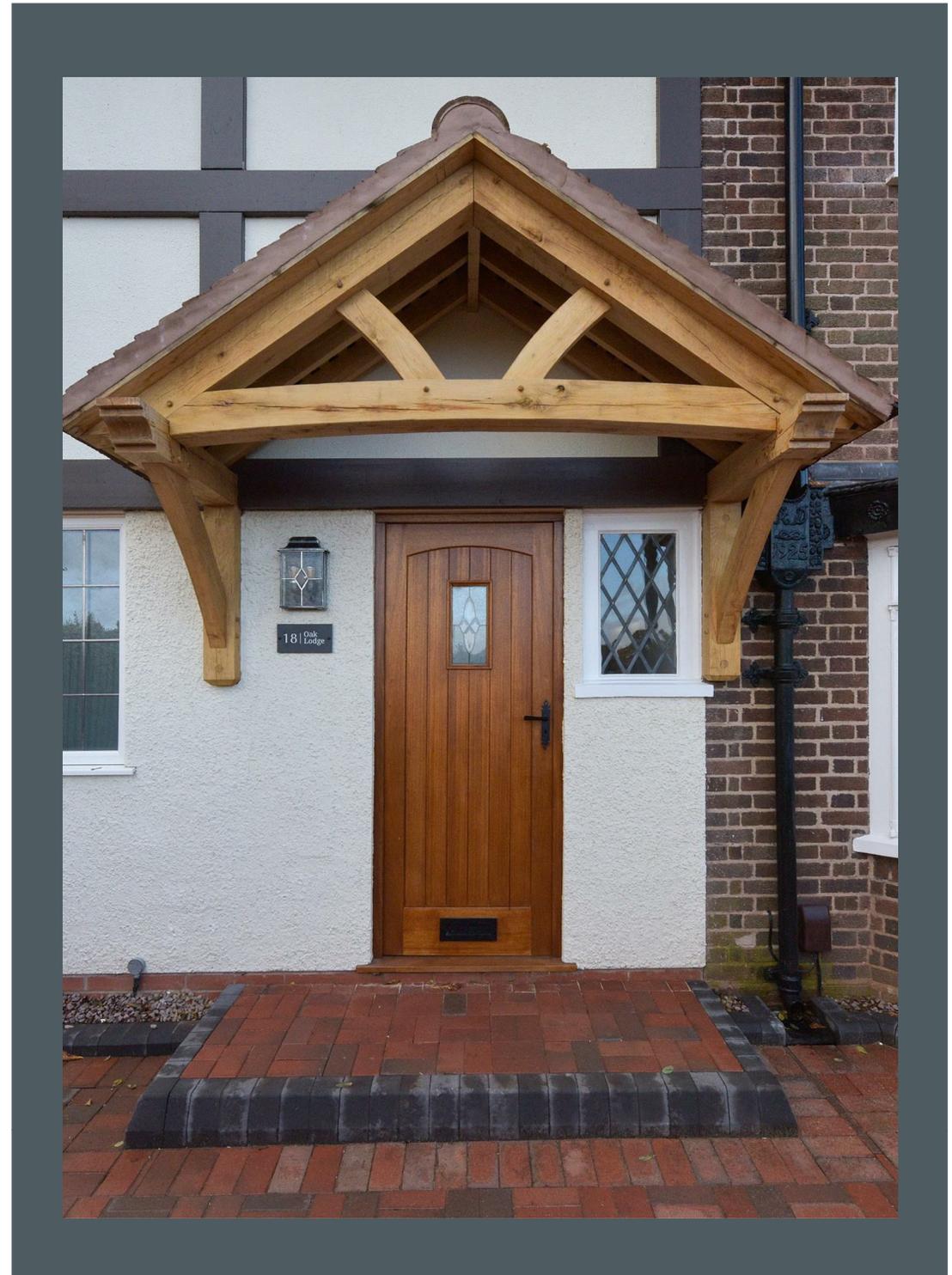
Offers In The Region Of £475,000

*...doing things differently*

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

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 proposition is sweetened further by the added benefit of previously granted (now lapsed P08/1573) planning permission for a detached garage to the side of the property.



**Lex Allan Grove loves...**

*The quality finish throughout*





## Introduction

'Oak Lodge' offers well planned accommodation to include a beautiful kitchen, two reception rooms, study, guest wc, three double bedrooms to the first floor (one with en-suite), 'Jack & Jill' bathroom and master bedroom with en-suite to the second floor.

## Entrance Hall

Oak door with hand-made oak canopy and leaded window to the side and outside wall light, leads to reception hall with ceiling light point set into ceiling rose, chrome switches and sockets, radiator, stairs to first floor accommodation, double doors to reception room one and doors to kitchen and guest wc.

## Kitchen 13'2" (max) x 10'0" (max) 7'2" (min) (4.036 (max) x 3.053 (max) 2.195 (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 & hide oven, integrated 'Neff' combination microwave oven and grill, 'Neff' five burner 'gas on glass' hob with 'Neff' extractor above, 'Neff' integrated dishwasher and washer/dryer, integrated 'Neff' fridge/freezer, ceiling spot lights, chrome switches and sockets with USB points, radiator. Double glazed leaded window and double glazed door leading to the rear patio and south facing garden.

## Guest WC

Double glazed leaded window to the side, ceiling light point in ceiling rose, low level wc unit, wash hand basin in vanity unit and radiator.

## Reception Room 19'1" (max into bay and chimney) x 11'1" (5.82 (max into bay and chimney) x 3.38)

Having leaded bay window with secondary glazing to the side, ceiling light point set in ceiling rose, chrome switches and sockets with USB points, radiator, original inglenook fire place with inset lighting and living flame fire and door to dining room.

## Dining Room 12'3" x 10'4" (3.74 x 3.17)

Having leaded window with secondary glazing to the front, ceiling light point set in ceiling rose, chrome switches and sockets with USB points, radiator and door to study.

## Study 7'9" x 4'7" (2.38 x 1.4)

Having leaded window with secondary glazing to the front, ceiling light point set in ceiling rose, and electric heater.









18 | Oak  
Lodge



### First Floor Gallery Landing

With three ceiling light points all set in ceiling rose, chrome switches and sockets, radiator, stairs to second floor and doors to bedrooms two, three, four and bathroom.

### Bedroom Two 13'5" x 10'8" (4.09 x 3.27)

With double glazed leaded window to the rear with views towards Wychbury Hill, ceiling light point in ceiling rose, power sockets with USB points, radiator and door to en-suite.

### En-Suite

With double glazed leaded window to the rear, ceiling spot lights, low level wc unit, wash hand basin in vanity unit, large shower cubicle, chrome heated towel rail, two illuminated Hudson Reed mirrors with shaving point.

### Bedroom Three 13'5" x 12'1" (4.1 x 3.7)

Having leaded window with secondary glazing to the front, radiator, ceiling light point set in ceiling rose, power sockets with USB points and door to 'Jack & Jill' bathroom.

### Bedroom Four 10'5" x 7'10" (3.2 x 2.4)

With double glazed leaded window to the side, ceiling light point set in ceiling rose, power sockets with USB points and radiator.

### 'Jack & Jill' Bathroom

With double glazed 'Velux' window to the front, ceiling spot lights, bath with mixer tap and shower attachment, low level wc unit, wash hand basin in vanity unit, chrome heated towel rail, illuminated Hudson Reed infinity mirror and shaving point.

### Second Floor Landing

With double glazed leaded window to the rear, ceiling light point set in ceiling rose, chrome switches and sockets, radiator and door to master bedroom.

### Master Bedroom 18'1" (max) x 9'2" (min) (5.53 (max) x 2.81 (min))

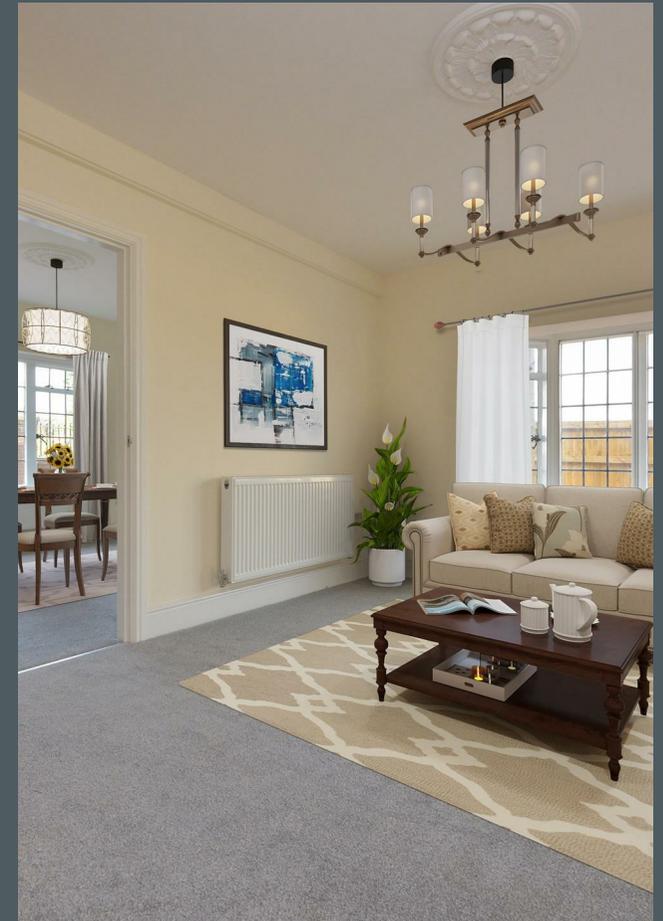
Having two large double glazed 'Velux' windows to the side flooding the room with light, ceiling light point and two wall light points, power sockets with USB points, radiator, door to en-suite and door to adjacent room/large storage area with natural light tunnel, power socket and ceiling light point.

### En-Suite

With double glazed leaded window to the rear, ceiling spot lights, corner shower cubicle, low level wc unit and cupboard, wash hand basin in vanity unit, chrome heated towel rail and illuminated Hudson Reed infinity mirror and shaving point.

### Outside

Gated driveway to the front with attractive, Victorian style lamp, borders, specimen trees giving access to the main entrance door and gated access to the rear garden. To the rear is a generous south facing garden with large patio and path leading down to lawn with borders, mature trees, rockeries and double-boarded fenced surrounds. The house also benefits from a 'Biohort' Garden Shed. This is sweetened further by the added benefit of previously granted (now lapsed P08/1573) planning permission for a detached garage to the side of the property.



# 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.

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