



61 Woodgate Way, Belbroughton, Stourbridge, DY9 9TL

£330,000

*...doing things differently*

# No Upward Chain & Potential To Extend.

Offered with no upward chain, this three bedroom semi-detached home sits on a wide plot and offers great potential for extension (subject to planning). The well presented accommodation comprises in brief: entrance hall, lounge/diner, breakfast kitchen, three bedrooms, shower room, outbuildings and gardens to front rear and side. Located close to the centre of the village, the property is just a short walk from the local shop & post office, the village Deli, hairdressers and recreation centre as well as the primary school.



**Lex Allan Grove loves...**

*The potential to extend...*







### **Entrance Porch**

Part glazed door to the front and windows to the front and sides, part glazed door to the entrance hall.

### **Entrance Hall**

Double glazed window to the side, stairs to the first floor, ceiling light point, radiator, storage cupboard, storage under stairs and doors to lounge/diner and breakfast kitchen.

### **Lounge 13'4" max x 11'0" (4.07 max x 3.36)**

Double glazed bow window to the front, ceiling light point, radiator, fire surround with living flame gas insert and archway leading to dining area.

### **Dining Area 10'0" x 7'11" (3.05 x 2.42)**

Double glazed window to the rear, ceiling light point and radiator.

### **Breakfast Kitchen 12'8" max x 9'10" max (3.88 max x 3.02 max)**

Two double glazed windows to the rear, ceiling light point, radiator, wall and base units with work surface over, stainless steel sink/drain, space for gas cooker, door to pantry and door to side passage.

### **Side Passage**

With doors to front and rear, wall light point, tiled floor, storage cupboard and doors to utility area and wc.

### **Utility**

Window to the rear, wall light point, plumbing for washing machine, space for dryer, space for fridge/freezer and base unit with stainless steel sink/drain.

### **Guest wc**

window to the front, low level wc.





## Landing

Double glazed window to the side, ceiling light point, loft access and doors to bedrooms and shower room.

## Bedroom One 11'8" (to front of wardrobes) x 11'0" (3.56m (to front of wardrobes) x 3.35m)

Double glazed window to the front, ceiling light point, radiator and built-in wardrobes.

## Bedroom Two 12'9" max x 9'11" (narrowing to 6'3") (3.895 max x 3.037 (narrowing to 1.914))

Double glazed window to the rear, ceiling light point and fitted wardrobe.

## Bedroom Three 10'0" x 7'11" (to back of wardrobes) (3.057 x 2.42 (to back of wardrobes))

Double glazed window to the rear, ceiling light point and fitted wardrobes.

## Shower Room

Double glazed window to the front, ceiling light point, chrome heated towel rail, low level wc, wash hand basin in vanity unit, corner shower cubicle, tiled walls and airing cupboard housing hot water tank and central heating boiler.

## Outside

Rear - Patio area leading to lawn with fenced surrounds, planted borders, shed and gated side access.  
Front & Side - Driveway providing off road parking, areas of lawn, planted borders and path giving access to the front door, side passage and gated side access to the rear garden.



# 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*

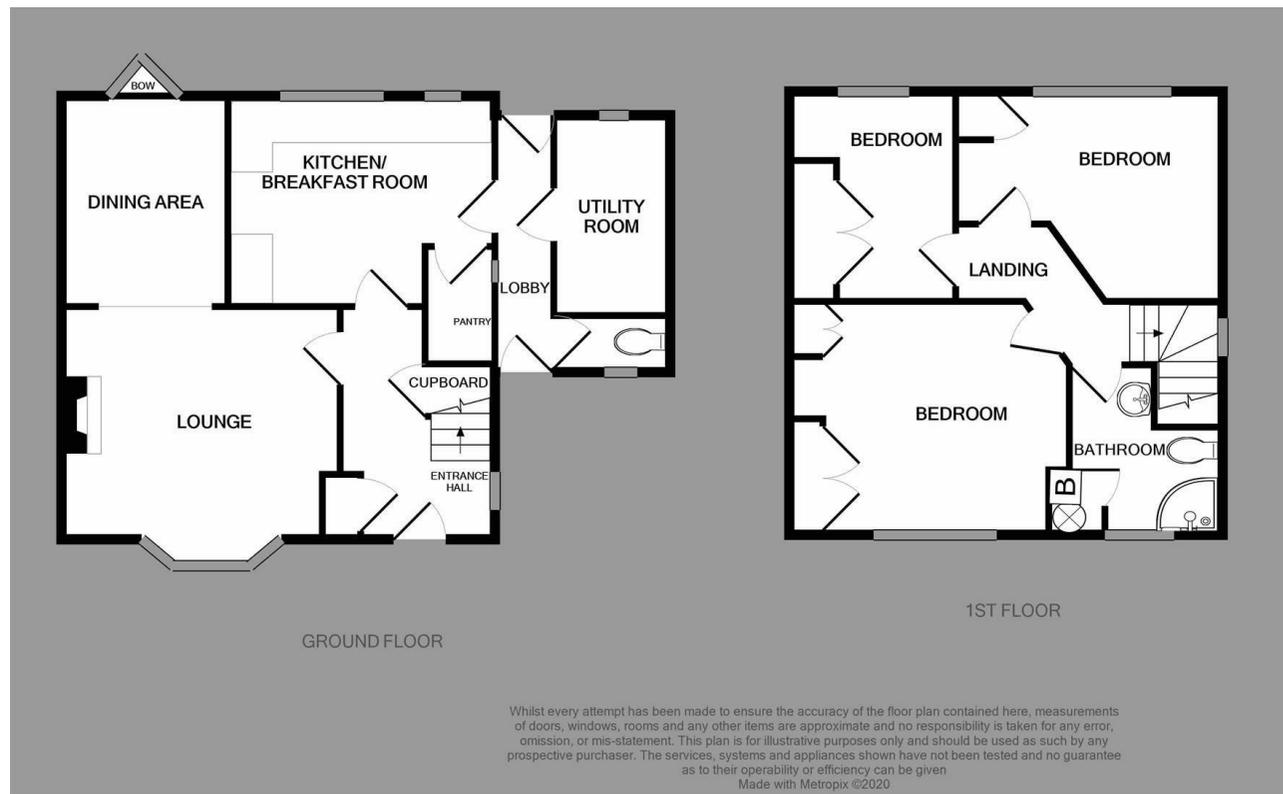
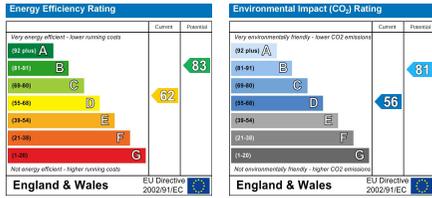


*The Vine Inn, Clent - a favourite local haunt*



*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.



**Lex Allan Grove Village**

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