



...doing things differently

18 Worcester Close
Hagley Stourbridge DY9 0NP

Price Guide £535,000

WONDERFUL OPPORTUNITY ON WORCESTER CLOSE! Beautiful family home centrally located to the highly popular Hagley village. Benefiting from being in footfall of all the amenities the high street has to offer, Hagley train station and the good and outstanding Primary and Secondary schools. This four-bedroom detached home briefly comprises of an abundance of off-road parking, double garage, light welcoming entrance hall, ground floor W.C., lounge, additional reception room ideal for both a home office space or children's play room, open plan kitchen/living/diner. First floor accommodation comprises of landing, four well-proportioned bedrooms, master with en suite, and family bathroom. Outside the property benefits from a large frontage with side access to the rear leading to the private rear garden comprising of patio area, established lawns and trees. DAG 16/11/20 V2







Approach

Via drop curb to tarmac driveway with brick borders leading to garage with up and over door, gravel garden to side with established borders and shrubbery, slab path leading to side access to rear garden and UVPC front door gaining access to:

Welcoming Entrance Hall

Double glazed windows to front elevation, gas central heated radiator, coving to ceiling, stairs to first floor accommodation, doors radiating off to:

WC

Obscured double glazed window to side elevation, low level flush WC, hand basin, gas central heated radiator.

Lounge 19'1" x 10'11" (5.82 x 3.34)

Double glazed window to front elevation, gas central heated radiator, gas fire with complementary mantle and hearth, coving to ceiling, glass sliding door leading to:

Reception Room/Home Office 8'4" x 10'4" (2.56 x 3.17)

Double glazed French doors to rear garden, sloped ceiling, internal French doors leading to:

Kitchen/Living/Diner 21'1"ax x 19'7" max (6.45max x 5.97 max)

Gas central heated radiators, double glazed French door to patio, double glazed French door to rear garden, sloped ceiling with inset skylights flooding the room with light, range of pine effect wall and base units, rolled edge marble work surfaces over, inset 1 ½ composite sink and drainer with mixer tap over, integrated electric oven with four ring electric hob and complementary extractor hood over, integrated dishwasher, further space for American style fridge freezer, door off to:

Utility 5'2" x 7'4" (1.59 x 2.25)

Double glazed door and window to side elevation, pine effect wall units, rolled edge marble effect work surface over space for washing machine and separate dryer.

Landing

Stairs give access to first floor landing with large windows flooding the space with light, gas central heated radiator, loft hatch and doors radiating off to:

Bedroom One 12'8" x 10'9"ax (3.88 x 3.3max)

Double glazed window to rear elevation, gas central heated radiator, aerial point, built in storage cupboard, door to:

Master En Suite 7'6" x 6'2" (2.3 x 1.9)

Double glazed window to front elevation, gas central heated chrome towel rail, pedestal sink, low level flush WC, corner shower cubicle with mixer shower over, contemporary tiling to wall.

Bedroom Two 8'9" x 12'9" (2.68 x 3.91)

Double glazed window to rear elevation, gas central heated radiator, built in storage cupboard.

Bedroom Three 10'9" x 8'10" excluding corridor (3.3 x 2.7 excluding corridor)

Double glazed window to rear elevation, gas central heated radiator.





Bedroom Four 10'5" x 6'10" (3.2 x 2.1)

Double glazed window to front elevation, gas central heated radiator.

Family Bathroom 7'8" x 7'10" (2.35 x 2.4)

Obscured double glazed window to side elevation, panel bath with mixer shower-head over, pedestal sink, low level flush WC, door to airing cupboard.

Rear Garden

Accessed via side access from front drive or French doors from reception room and Kitchen/living/diner, compromises of initial slabbed and slate chipped patio area, leading to lawn area with array of established trees, shrubbery and foliage.

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.

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/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 reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to

sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



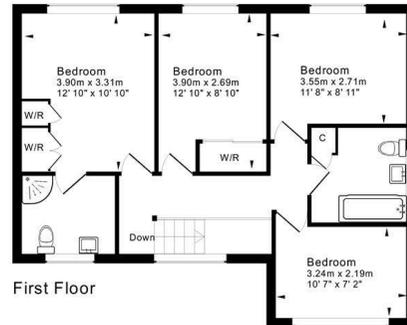




Approx. Gross Internal Floor Area House: 1,815 Sq. Ft. / 169 Sq. M
Includes Conservatories, Garages, Porches etc.

Plan Ref. 300-599j

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



AGENT'S NOTE: The property is connected to mains gas, electric, water and sewage.

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.

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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



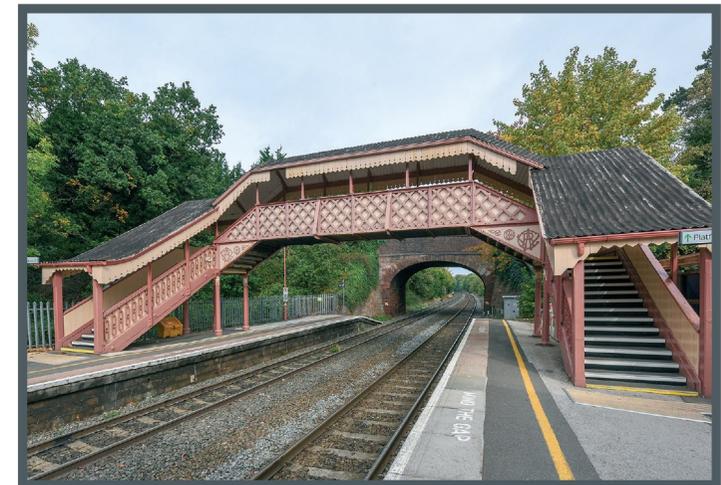
Robinson & Sproson - professional eye care



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

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