

LexAllan
Grove *Village*



...doing things differently

The Meadows Wychbury Drive
Hagley Stourbridge DY9 0QU

Guide Price £850,000

Home with a view

SITUATED ON THIS QUIET DRIVEWAY THE PROPERTY HAS OUTSTANDING CHARM AND CURBSIDE APPEAL. Located opposite local countryside and having gated private driveway with parking for numerous cars this spacious family home offers potential buyers easy reach to Hagley village where the obvious benefits of village life can be found with boutique shops and restaurants and public houses also train connections to Birmingham, Worcester and beyond ideal for commuting opportunities and excellent schooling at both primary and secondary level.

The property comprises of welcoming spacious reception hallway, lounge, second reception room, downstairs shower room, fantastic kitchen with breakfast area with open plan to dining space, part underfloor heating, utility, study, gallery landing with family bathroom, six bedrooms, four bedrooms with en-suite facilities, beautiful landscaped rear gardens with raised patio area, extensive lawn and fishpond, private garden area with vegetable plot, brick built outside store, mature planting and borders. DAG 28/8/20 V1 EPC=D



Lex Allan Grove loves...

the standard of the internal accommodation on offer

EPC=D







Approach

Via electrically operated gates, small dwarf wall and railings, landscaped frontage including astro turf with raised borders and planting, large block paved driveway giving access to:

Entrance hall 16'4" x 13'1" ax 12'9" min (5.0 x 4.0 ax 3.9 min)

Welcoming reception hall with oak flooring, feature centre staircase with feature dog leg landing leading to gallery landing, wall lights, boxed in central heating radiator, coving to ceiling, glazed doors radiating to:

Cloakroom

With further shoe store cupboard.

Downstairs shower room

Having low flush w.c., Heritage suite, pedestal wash hand basin, shower cubicle with drench shower head, complementary tiling to walls and floor, heated towel rail and extractor fan.

Lounge 16'0" min 18'0" max x 19'0" (4.9 min 5.5 max x 5.8)

Double glazed windows to front, dual aspect window to side, living flame gas fire with surround, two boxed in central heating radiators, t.v. point, wall light points.

Sitting room/reception room two 18'0" x 18'4" max 16'8" min (5.5 x 5.6 max 5.1 min)

Two double glazed French doors giving access to rear decking area, living flame gas fire, wall mounted t.v. point, underfloor heating, shelving into alcove, wall lighting and coving to ceiling.

Kitchen 22'11" x 13'1" max 11'9" min (7.0 x 4.0 max 3.6 min)

Double glazed window to rear, double sink with plate wash tap, range of hand painted wall and base units with granite work surfaces over, double oven, five ring gas hob with extractor hood above, integrated dishwasher, fridge, freezer and microwave, corner carousel unit, display cabinet with lighting, complementary tiling to splashback areas, centre island with stainless steel sink and mixer tap, cupboards and storage below with matching granite work surface above, tiled flooring, open plan access to:

Breakfast area

With fitted breakfast bench, inset ceiling light points, underfloor heating, open plan to dining room.

Dining room 12'1" x 20'0" (3.7 x 6.1)

Double glazed French doors and side windows to rear, part oak flooring with underfloor heating continuing into dining space which is carpeted, inset ceiling light points, feature suspended ceiling and central heating radiator.

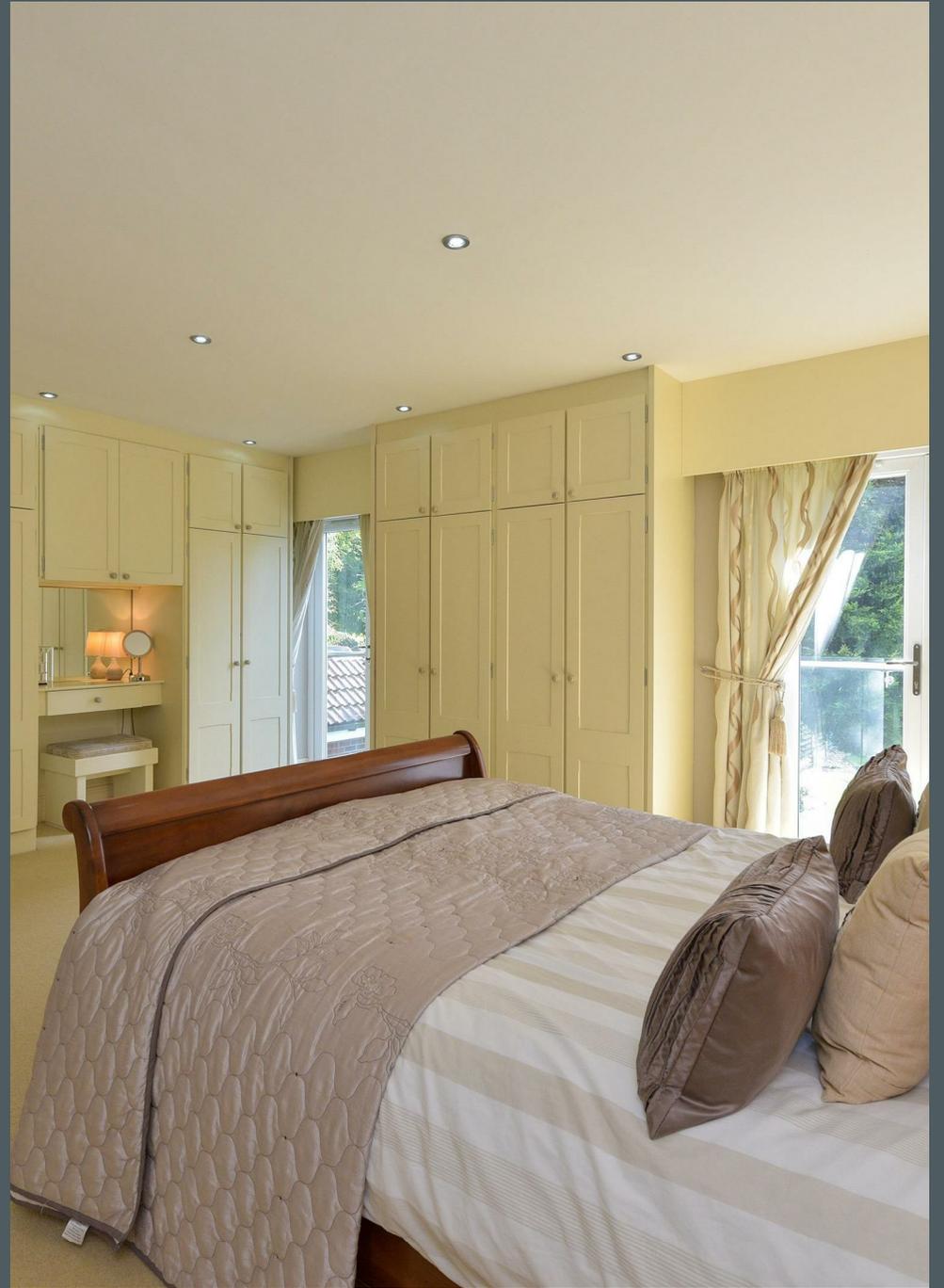
Rear lobby

Having double glazed door to side and doors radiating to:











**Study 4'7" min 6'6" max x 8'10" max 7'6" min
(1.4 min 2.0 max x 2.7 max 2.3 min)**

Central heating radiator, inset ceiling light points, fitted desk space.

Utility room 5'10" x 4'7" (1.8 x 1.4)

Double glazed window to side, stainless steel sink with drainer and mixer tap, base units with roll edge work surfaces over, plumbing for automatic washing machine and shelving.

Gallery landing

Double glazed window to front, split level landing, loft access, airing cupboard and doors radiating to:

Bedroom one 18'4" into wardrobe 10'2" min x 18'4" mx (5.6 into wardrobe 3.1 min x 5.6 mx)

Two double glazed French doors leading to balcony, extensive fitted wardrobe, coving to ceiling, wall light point, inset ceiling light points.

En-suite shower room

Double shower cubicle with drench shower head, wash hand basin, w.c., travertine tiling to walls and floor, inset ceiling light points.

Balcony

Having glazed screen with chrome hand rail, decked floor overlooking the beautiful rear garden.

Bedroom two 14'9" x 12'5" min 19'0" max (4.5 x 3.8 min 5.8 max)

Two double glazed windows to front, fitted wardrobe, further feature arched window overlooking local countryside, central heating radiator, door to:

En-suite

Having w.c., vanity sink, central heating radiator, shower cubicle, complementary tiling to walls and floor, inset ceiling light points.

Bedroom three 13'1" x 14'5" min 21'3" max (4.0 x 4.4 min 6.5 max)

Double glazed window to rear, underfloor heating, wall light points, door to:

En-suite

Shower cubicle with drench shower head, wash hand basin, w.c., complementary travertine tiling to walls and floor.

Bedroom four 11'9" into wardrobes x 12'1" (3.6 into wardrobes x 3.7)

Double glazed window to rear, central heating radiator, fitted wardrobes with overhead units, t.v. point.

En-suite

Having bath with shower over, w.c., vanity sink, travertine tiling to walls and floor, heated towel rail, inset ceiling light points.

Bedroom five 5'10" x 15'1" (1.8 x 4.6)

Double glazed bow window to front with window seat, split level flooring, coving to ceiling, wood effect laminate flooring, central heating radiator.

Bedroom six 10'5" max 6'2" min x 12'9" to wardrobes (3.2 max 1.9 min x 3.9 to wardrobes)

Double glazed bay window to front, window seat, central heating radiator, fitted wardrobes, coving to ceiling.

Family bathroom

Double glazed obscured window to side, spa bath, his and hers wash hand basins with storage below, low flush w.c., complementary tiling to walls and floor, heated towel rail, inset ceiling light points.

Garage 17'0" x 15'1" min 10'9" max (5.2 x 4.6 min 3.3 max)

Up and over door, double glazed window to rear, central heating boiler, electric consumer unit.



Extensive garden

Having raised decked patio area with artificial turf inset, extremely mature and beautifully maintained lawn area with feature pond and pergola, mature planted trees and borders, secret garden with vegetable area and formal planted garden, brick built outside store.

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.

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**LexAllan
Grove Village**

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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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