



3 The Sycamores,
Hagley, Stourbridge,
West Midlands DY9 0GG

Guide Price £220,000

...doing things differently



OFFERING VACANT POSSESSION AND NO UPWARD CHAIN. This lovely two bedroom terraced property has welcoming reception hallway, neatly fitted kitchen, lounge with extended family space, two bedrooms, family bathroom, low maintenance rear garden and allocated parking. Internal inspection highly recommended. DAG 29/10/20 V2 EPC=C







An ideal first time buyer or investment property offers a superb base for Hagley village centre, offering all the usual amenities including boutique shops, excellent pubs and restaurants and schooling at both primary and senior levels. Hagley train station also gives excellent opportunities for commuters to Worcester, Birmingham and beyond.

Approach

Via frontage and allocated parking space, door leading to:

Entrance hall

Having stairs to first floor accommodation, wood effect laminate flooring and doors radiating to:

Kitchen 10'9" x 7'10" max 5'2" min (3.3 x 2.4 max 1.6 min)

Double glazed window to front, sink with drainer and mixer tap, space for appliances, gas hob with oven beneath, filter hood, wall and base units with roll top work surfaces over, central heating boiler, central heating radiator.

Lounge 11'5" x 14'1" (3.5 x 4.3)

Gas fire point, coving to ceiling, open plan entrance into dining room/family room.

Dining room/family room 8'10" x 8'6" (2.7 x 2.6)

Double glazed French doors giving access to rear garden and window to side, wood effect laminate flooring, vaulted ceiling with windows to roof.

First floor landing

Having loft access and doors radiating to:

Bedroom one 11'5" x 11'5" max 7'2" min (3.5 x 3.5 max 2.2 min)

Double glazed window to front, central heating radiator, t.v. point, fitted storage cupboard.

Bedroom two 11'5" x 6'2" min 6'10" max (3.5 x 1.9 min 2.1 max)

Double glazed window to rear, central heating radiator.

Bathroom

Bath, w.c., pedestal wash hand basin, complementary tiling to walls.

Garden

Having pathway leading to bark chipping area with gate giving access to rear.

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.

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



West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts



The Vine Inn, Clent - a favourite local haunt



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

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