



Lex Allan
Grove *Village*

...doing things differently

2 Bromsgrove Road, Hagley, Stourbridge DY9 9LX

Offers Over £545,000

Beautifully presented four-bedroom family home situated in this popular location in Hagley offering brilliant opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network. The popular village of Hagley is a short distance with the villages of Clent and Belbroughton also being within easy reach. For those looking to enjoy the obvious benefits of the National Trust Clent Hills, that too is within a short distance of the home. The property comprises of porch and entrance hall, open plan lounge/diner, separate reception room, spacious split level breakfast room and kitchen. The first floor offers three good sized bedrooms one of which with en suite and further fourth bedroom, rear garden, off-road parking with generous garage. Internal inspection highly recommended! DAG 26/5/21 V3 EPC=D



Lex Allan Grove loves...
the light open plan living
space





Approach

Via driveway with curved bedding areas, lawn garden area to front, door leading to:

Porch

Obscured double glazed window to front, cloak area, door leading to:

Hallway

Gas central heated radiator, stairs, alarm system and doors leading to:

Kitchen 5'2" min 9'10" max x 8'10" min 20'11" max (1.6 min 3 max x 2.7 min 6.4 max)

Double glazed window to rear, gas central heated radiator, wood effect flooring with split level, door giving access to rear garden, fitted wall and base units with work surface over and complimentary splashback tiling, one and half bowl sink with chrome mixer tap, electric oven/grill with gas hob and extractor fan over,

Open Plan Dining/Living Room 15'5" max 13'9" min x 24'7" (9'2" opening) (4.7 max 4.2 min x 7.5 (2.8 opening))

Double glazed bay window to front, curved gas central heated radiator, open plan into lounge with feature gas fireplace, dual aspect double glazed window to front and sliding patio door to rear giving access to garden.

Reception Room 10'9" max 10'5" min x 11'9" min 13'5" max (into ba (3.3 max 3.2 min x 3.6 min 4.1 max (into bay))

Double glazed bay window to front and window to side, gas central heated radiator and feature gas fireplace.

Utility 8'10" x 7'6" (2.7 x 2.3)

Double glazed window to rear, tiling to floor, fitted units with space/plumbing for white goods and chrome sink with drainer, leading through to storage, access to rear garden and door leading to:

Downstairs w.c.

Double glazed obscured window to side, gas central heated radiator, low level w.c and wash hand basin.

Landing

Double glazed window to rear, doors leading to:

Bedroom one 13'9" x 11'9" (4.2 x 3.6)

Double glazed dual aspect windows to front and rear, gas central heated radiator, vanity wash hand basin with storage below.

Bedroom two 11'9" x 10'5" (3.6 x 3.2)

Double glazed window to front, gas central heated radiator, fitted wardrobes, loft access, door leading to:

Ensuite

Double glazed obscured window to front, low level w.c., vanity wash hand basin unit, shower cubicle with complementary tiling.

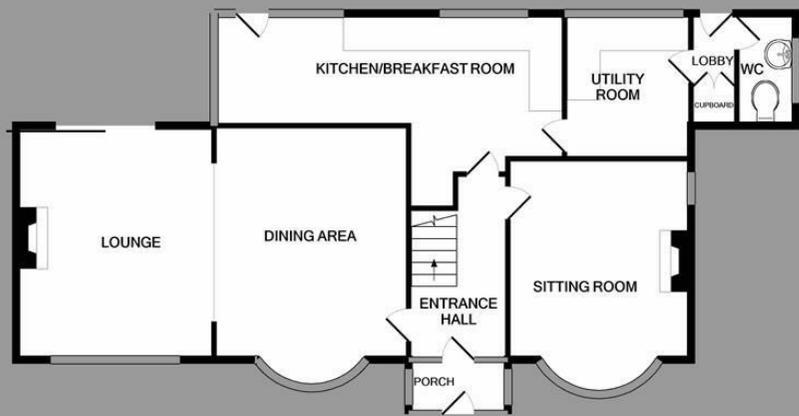
Bedroom three 4'3" min 11'1" max x 9'2" min 12'1" max (1.3 min 3.4 max x 2.8 min 3.7 max)

Double glazed window to front, gas central heated radiator.

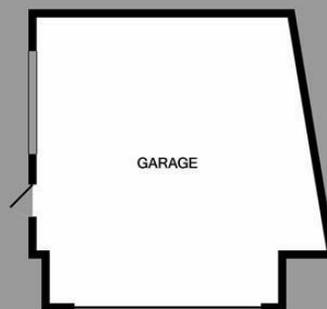
Bedroom four 7'6" x 8'6" (2.3 x 2.6)

Double glazed window to rear and side, gas central heated radiator, inset downward lighting.





GROUND FLOOR



GARAGE



1ST FLOOR

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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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

Family Bathroom

Double glazed obscured window to side, chrome heated towel rail, complementary floor to ceiling tiling, feature free standing bath with hand shower, large shower cubicle, fitted vanity unit with low level w.c. and wash hand basin.

Garden

Having patio area, large lawn area, mature borders and trees. Side access to front and door leading to garage.

Garage 14'5" x 20'0" (4.4 x 6.1)

Having electric up and over door, window and pedestrian door to rear garden.

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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