



LexAllan
Grove *Village*

...doing things differently

11 Meadow Croft, Hagley, Stourbridge DY9 0LJ

Guide Price £365,000

Beautifully presented three bedroom semi detached family home in this popular cul de sac, furnished to a high standard including driveway providing parking for ample cars, garage, welcoming reception hallway, downstairs w.c., lounge, kitchen/diner room with sliding patio doors out onto decking and rear garden, three bedrooms, stylish bathroom. Internal inspection highly recommended. EJ 14/4/21 V1 EPC=F







Approach

Via driveway providing parking for ample cars, access to garage, established borders and door leading to:

Porch

Welcoming porch with feature tiling to floor, front door leading to:

Hallway

Wood effect flooring, two gas central heated radiators with feature covers over, door giving access to side, further doors radiating to:

Lounge 11'5" max 10'5" min x 17'4" (3.5 max 3.2 min x 5.3)

Double glazed bay window to front, gas central heated radiator, wood effect flooring.

Downstairs W.C

Gas central heated radiator, feature tiled flooring, low level w.c., wash hand basin with complementary tiled splashback.

Kitchen Diner 17'0" max 17'8" min x 17'0" (5.2 max 5.4 min x 5.2)

Double glazed window to rear, feature roof lantern light, sliding patio doors giving access to decking, wood effect flooring, fitted white gloss wall and base units with complementary work surface over, integrated fridge freezer, dishwasher and Beko electric oven. Four ring Beko gas hob with extractor fan over, stainless steel sink with drainage, mixer tap and tiled splashback. This stunning room gives ample space for family living.

Landing

Double glazed window to side, loft access and doors leading to:

Family Bathroom

Double glazed obscured window to rear, tiling to floor, feature chrome heated towel rail, fitted bath with unique splashback, corner shower cubicle, low level w.c. and wash hand basin.

Bedroom one 11'9" x 9'10" (3.6 x 3)

Double glazed window to front, gas central heated radiator.

Bedroom two 11'1" x 9'10" (3.4 x 3)

Double glazed window to rear, gas central heated radiator.

Bedroom three 7'6" max 4'11" min x 8'10" max 6'2" min (2.3 max 1.5 min x 2.7 max 1.9 min)

Double glazed window to front, gas central heated radiator.

Garage 8'10" x 18'8" (2.7 x 5.7)

Up and over door, door giving access to rear garden.

Garden

Decking perfect for entertaining, steps leading down to slate shavings borders, a large lawns area and a spacious patio beyond.











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.



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 Plaiice - 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



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Lex Allan Grove Estate Agents
129 Worcester Road, Hagley
Worcestershire DY9 0NN

01562 270270
lexallangrove.com
hagley@lexallangrove.com