



LexAllan
Grove *Village*

66 Worcester Road, Hagley, Stourbridge DY9 0LD

Guide Price £650,000

...doing things differently

Positioned on Worcester Road in this attractive sought-after village of Hagley, this home offers style, luxury and a charming history.

Built in 1910 by a British Army Sergeant who served the British Empire in India. Upon his return to England he built this family home and named it 'Dilkusha' which translates to 'The heart is happy'. This stunning home has taken inspiration from the Indian culture and added features such as the bay windows which are designed in the shape of an Indian Temple.

This charming double fronted Victorian home is full of stunning period features and character. This perfect family home comprises of two reception rooms, study, downstairs w.c, a wonderful kitchen dining area with utility beyond. Four good sized bedrooms upstairs and family bathroom. The generous garden is mainly lawned with two large patio areas perfect for entertaining during the warm summer evenings.

Situated close to the heart of Hagley village for those wanting country air, the trappings of village life as well coupled with incredible ease of access to Birmingham, London and the world via Birmingham International Airport.

This period property is certainly not one to be missed.

EJ 06/05/21 V2







Approach

Accessed via electric gates with walled driveway and parking for ample cars, steps leading up to front door.

Hallway

With gas central heating radiator, beautiful original features including minton flooring and stained glass windows giving this property a wonderful first impression and doors radiating too;

Reception Room One 13'9"(max into bay)11'1"(min) x 12'1"(max) 11'5"(m (4.2(max into bay)3.4(min) x 3.7(max) 3.5(min))

With two gas central heated radiators, bay window to front and feature gas fireplace with surround.

Lounge 16'8"(max into bay) 13'1" (min) x12'5" (5.1(max into bay) 4.0 (min) x3.8)

With dual aspect bay window to front and sash window to side, original brick fireplace with feature log burner.

Study 12'5" x 8'2" (3.8 x 2.5)

Having large original storage cupboard, feature brick fireplace with gas fire and surround and dual aspect sash windows.

AGENTS NOTE - Further recess not measured

Downstairs w.c.

Obscured sash window to side, gas central heated radiator, sink with vanity unit below, low level flush w.c., storage cupboard housing consumer units and tiling to floor.

Dining Area 12'1" x 9'6" (3.7 x 2.9)

With tiled archway leading through to kitchen.











Kitchen 13'9" x 11'9" (4.2 x 3.6)

With window to side, stable style door giving access to rear garden, this handcrafted Andy Mullen kitchen has fitted wooden wall and base units with granite and oak work surface over incorporating Belfast sink with inset drainage and mixer tap over, complementary tiles to splashback, Smeg five ring gas hob, electric oven with extractor fan over, space for fridge freezer, plumbing for dishwasher and door leading to;

Utility 5'10" x 13'9" (1.8 x 4.2)

Dual aspect obscure windows to rear, fitted white gloss base units with complementary work surface over incorporating sink with mixer tap, tiling to splash back, space and plumbing for washing machine and appliances, also housing boiler.

First Floor Landing

With feature stained glass sash window to side, access to loft space and doors radiating to;

Bedroom One 16'4" x 11'1" (5.0 x 3.4)

Dual aspect sash window to front, gas central heated radiator and large fitted wardrobes.

Bedroom Two 11'5" x 13'1" (3.5 x 4.0)

Dual aspect sash windows to side and front, gas central heated radiator, fitted wardrobe with matching dresser and shelving.
AGENTS NOTE - further recess into shelving not measured.

Bedroom Three 10'2" x 8'10" (3.1 x 2.7)

Sash window to rear, gas central heated radiator, fitted shelving and storage.
AGENTS NOTE -further recess into shelving not measured.

Bedroom Four 12'1" x 9'6" (into wardrobe) (3.7 x 2.9 (into wardrobe))

Window to rear, gas central heated radiator, fitted wardrobes and storage

Family Bathroom 6'6" x 6'10" (2.0 x 2.1)

Obscure sash window to rear, feature chrome heated towel rail, complementary tiling to floor and walls, low level w.c., sink and fitted bath with drench shower over.

Garden

Large paved patio area with ample lawn and space for children's play area leading up to further sandstone patio with summer house, making this the perfect garden for entertaining and having side gate giving access to front drive.

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



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

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

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