



**LexAllan**  
**Grove** *Village*

Willow Barn, Wolverley Road, Wolverley, Kidderminster DY10 3QE

*...doing things differently*  
Guide Price £650,000

## SPECTACULAR FOUR BEDROOM LINK DETACHED BARN CONVERSION.

Situated on the outskirts of the popular village of Wolverley. This beautiful sandstone barn conversion is approached via gated driveway with extensive frontage including log store, raised vegetable borders, double detached garage and is a short walk from the every popular village of Wolverley. This lovely community is enhanced by a great local pub and outstanding schools including Heathfields and Wolverley High. The property comprises of entrance hall, lounge, breakfast kitchen, utility, four bedrooms with master bedroom having en-suite, family bathroom, gardens and driveway, double detached garage and log store. Internal inspection highly recommended.

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## Approach

Willow Barn is approached via an undadopted road leading to a private gated entrance with security entrance pad. Electrically operated double gates give access to a stone chipping driveway, with lawned area to side and opening out onto the main driveway where you will find raised vegetable borders, a further extensive lawn, log store and access to detached double garage with storage unit above. A Pathway leads through shaped lawns with mature planted raised borders to a natural stone patio with further useful understairs log store to side. This beautiful sandstone barn has four large arched windows one giving access to:

## Entrance hall 9'6" x 14'5" (2.9 x 4.4)

Ceramic tiled flooring, central heating radiator, stairs to first floor accommodation, part panelling to walls, under stairs cloak cupboard and entrance to breakfast kitchen.

## Breakfast kitchen 10'5" x 17'4" (3.2 x 5.3)

Double glazed arched window to front, quarry tiled flooring, range of hand painted wall and base units with hardwood work surfaces over, butler sink and mixer tap, integrated dishwasher, brick effect splashback tiling, display cabinet, space for six ring RangeMaster cooker with filter hood above, inset ceiling light points, door and step leading to utility.

## Utility 12'1" x 9'2" (3.7 x 2.8)

Double glazed window and door to front, range of wall and base units with quarry tiled floor, Worcester Bosch boiler and door to downstairs w.c.

## Downstairs w.c.

Having w.c. and wash hand basin.

## Lounge 20'11" x 17'4" (6.4 x 5.3)

Two large arched windows, one with door to patio area to front, feature fireplace with log burning stove and brick surround, t.v. point, rustic beams to ceiling, wall light points, central heating radiator.

## Gallery landing

Having vaulted ceiling with beams, velux window to front, central heating radiator and door leading to:

## Bedroom one 12'5" x 14'1" (3.8 x 4.3)

Dual aspect windows to rear and side, central heating radiator, door giving access to:

## En-suite

Having shower cubicle, w.c., pedestal wash hand basin, central heating radiator, part wooden panelling to walls, beamed ceiling and window to front.

## Bedroom two 8'2" x 15'1" (2.5 x 4.6)

Two double glazed windows to front, central heating radiator, vaulted beamed ceiling.

## Bedroom three 13'1" x 8'2" (4.0 x 2.5)

Double glazed window to front, velux window to rear, central heating radiator.











### **Bedroom four 9'2" x 9'10" (2.8 x 3.0)**

AGENTS NOTE: Clients must take into account that the flu for the log burner leads through this room and through to the ceiling.

Double glazed window to side, central heating radiator.

### **Family bathroom**

Having velux window to rear, w.c., claw foot bath, pedestal wash hand basin, part wooden panelling to walls.

### **Outside**

Beautifully presented mainly walled mature gardens with sunny aspect overlooking fields to the rear.

### **Storage room 27'6" x 12'5" (8.4 x 3.8)**

Approached via doorway to side of detached double garage.

### **Garage 18'0" x 22'11" min 27'2" max (5.5 x 7.0 min 8.3 max)**

With electrically operated roller shutter garage doors.

### **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*



**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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