



LexAllan
Grove *Village*

...doing things differently
Bennett Drive, Hagley, Stourbridge DY9 0WA
Guide Price £600,000

BEAUTIFUL FAMILY HOME ON BENNETT DRIVE. Being situated on the popular Hagley Cala Estate we are proud to offer this exceptional four bedroom detached home with spacious and high quality accommodation throughout, all in this popular location near to highly sought after schools and other amenities. The property comprises of driveway, garage, entrance hall, lounge, spacious open plan kitchen diner, utility and downstairs w.c. On the first floor there are four bedrooms with master en-suite and further jack and Jill bathroom and finally a well maintained garden to the rear making this property a must to view. LA 19/8/20 V1 EPC=B







Approach

With block paved driveway to side offering parking for a number of cars, pathway, lawn and beds with various shrubs.

Entrance hall

Double glazed door to front, cupboard off, central heating radiator, stairs to first floor accommodation.

Lounge 15'1" x 16'4" min 19'8" max (4.6 x 5.0 min 6.0 max)

Double glazed bow window to front, central heating radiator.

Kitchen 7'10" min 13'9" max x 24'3" (2.4 min 4.2 max x 7.4)

Double glazed window to rear, range of wall and base units with work surfaces over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, breakfast bar unit, integrated dishwasher and fridge freezer, tiled flooring. Opening into:

Diner 9'10" x 13'1" (3.0 x 4.0)

Double glazed window to rear, double glazed door to side, central heating radiator, tiled flooring.

Utility

Double glazed door to side, base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine, tiled flooring and combination boiler.

Downstairs w.c.

With low level w.c., double glazed window to side, central heating radiator, wash hand basin with mixer tap over, tiled flooring and splashbacks, extractor fan.

First floor landing

Central heating radiator, access to loft space, cupboard off and doors radiating to:

Bedroom one 8'10" min 13'9" max x 15'5" (2.7 min 4.2 max x 4.7)

Double glazed window to rear, central heating radiator, built in wardrobes.

En-suite

With wash hand basin and mixer tap over, low level w.c., shower enclosure with shower over, heated towel rail, tiled flooring and splashbacks, extractor fan.

Bedroom two 9'2" x 11'9" min 14'1" max (2.8 x 3.6 min 4.3 max)

Double glazed window to front, central heating radiator, built in wardrobes.

Bedroom three 8'6" x 13'9" (2.6 x 4.2)

With double glazed window to rear, central heating radiator.

Bedroom four 9'10" x 7'10" min 10'9" max (3.0 x 2.4 min 3.3 max)

Double glazed window to front, central heating radiator.











Jack and Jill bathroom

With wash hand basin, mixer tap over, low level w.c., bath with mixer tap and shower over, tiled flooring and splashbacks, extractor fan, central heating radiator.

Rear garden

With slabbed patio, lawned area, gravelled bedding with various plants and shrubs, side gate and all with fencing to enclose.

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



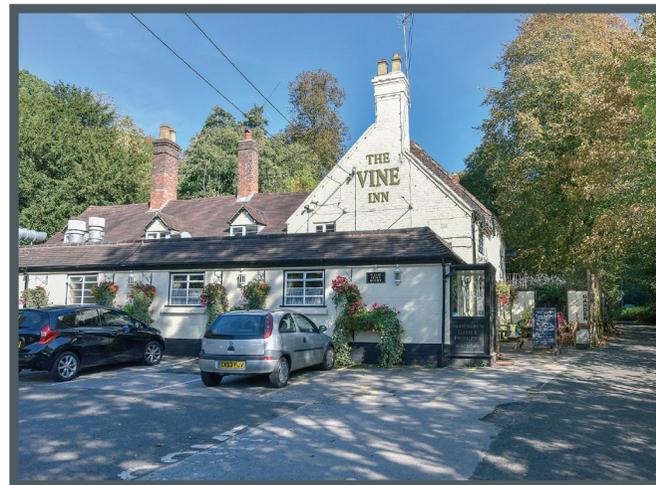
Paddocks - choice cuts from the choice of villagers



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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