



LexAllan
Grove *Village*

...doing things differently

89 Lodge Crescent, Hagley, Stourbridge DY9 0ND

Guide Price £395,000

LOCATED IN POPULAR LODGE CRESCENT. The property is within a short distance from Hagley village offering all the usual amenities including train station offering commuter opportunities to Birmingham, Worcester and beyond. The every popular Hagley Primary School, Haybridge High School and Hagley R.C. are a short walk away. This property is an ideal family home.

A three bedroom Mucklow style semi detached home offering driveway for numerous vehicles, porch, entrance hall, garage with roller shutter door, lounge, dining room, sun room, kitchen, utility, downstairs w.c., three bedrooms, shower room, attractive rear garden. Internal inspection highly recommended. DAG 28/7/21 V1 EPC=D







Approach

Via tarmacadam driveway with stone chipping borders to side.

Double glazed porch

Leading to:

Entrance hall

Having stairs to first floor accommodation, central heating radiator, doors leading to:

Dining room 11'1" x 11'5" (3.4 x 3.5)

Double glazed patio door to rear, central heating radiator.

Lounge 13'1" x 11'5" (4.0 x 3.5)

Double glazed window to front, central heating radiator, t.v. point.

Sunroom 17'4" x 9'2" (5.3 x 2.8)

Double glazed window and patio doors leading to rear garden.

Utility

Double glazed window and door to sunroom, central heating radiator, door leading to:

Downstairs w.c.

Having w.c., central heating radiator, double glazed window to rear.

Kitchen 13'5" x 6'10" (4.1 x 2.1)

Double glazed window to rear, stainless steel sink with drainer and mixer tap, electric induction hob with integrated oven, wall and base units with roll top work surfaces over, central heating radiator, complimentary tiling to walls.

First floor landing

Having loft access, doors radiating to:

Bedroom one 13'1" x 11'5" into wardrobe (4.0 x 3.5 into wardrobe)

Double glazed window to front, central heating radiator, fitted wardrobes with over head units and dressing table.

Bedroom two 11'1" x 11'5" into wardrobe (3.38m x 3.48m into wardrobe)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom three 7'10" x 7'10" (2.4 x 2.4)

Double glazed window to front, central heating radiator.

Shower room

Double glazed obscured window to rear, vanity sink, shower cubicle, w.c., central heating radiator, complimentary tiling to walls.



Rear garden

Having patio area, step up to shaped lawn, mature borders, summer house, outside tap and access to front gate.

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



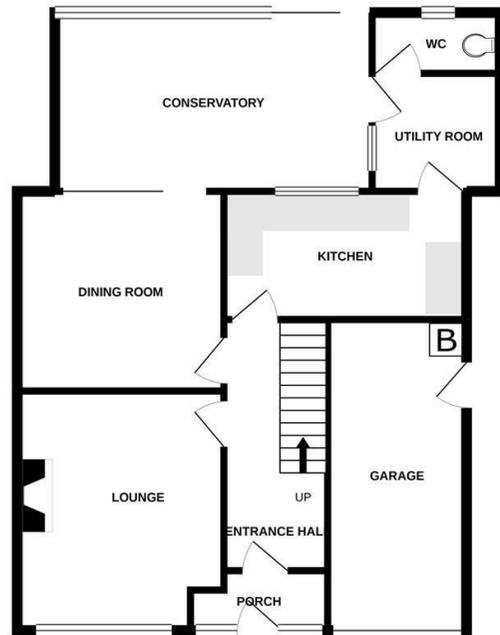
The Vine Inn, Clent - a favourite local haunt



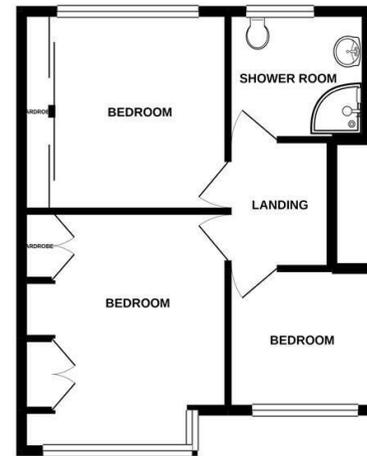
Hagley Train Station

...doing things differently

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metreplan ©2021

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.

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 or 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 Ltd reserves the right to obtain electronic verification.



the mark of
property
professionalism
worldwide



**Lex Allan
Grove** *Village*

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

01562 270270
lexallangrove.com
hagley@lexallangrove.com