



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

*...doing things differently*

12 Ironbridge Walk,, Stourbridge DY9 0SF

Guide Price £800,000

Lex Allan Grove Village are proud to present this fantastic four bedroom detached property which is situated just off the highly sought after Redlake Drive in Pedmore, Stourbridge. This property offers a beautiful family home within easy reach of Hagley village and the obvious benefits including Hagley train station giving commuters opportunity to Birmingham, Worcester and beyond and yet also close by to the town centre of Stourbridge. For those wishing to enjoy outdoor pursuits the every popular National Trust Clent Hills is also a short journey.

This perfect family home comprises of a welcoming hallway, lounge, downstairs w.c, a superb kitchen dining area with utility beyond. Four good sized bedrooms upstairs, one of which has an en-suite and family bathroom. The generous garden is mainly laid to lawn with a good sized patio and well established borders with the additional benefit of a garage and off road parking.

The charming home is full of stunning features including coving to ceilings and wood panelling to walls. The kitchen living space brings everything you need into one room to have those special family occasions. Viewings are highly recommended to appreciate the true value of this property, it will not disappoint! There is a property information pack available on this property. EJ 19/10/21 V3 EPC=D







## Approach

Via low pillared driveway with parking for ample cars, raised lawn area with established borders. side entrance to rear and access to garage. Front door leading to:

## Hallway

Welcoming hallway with central heating radiator, ceramic tiling to floor, stairs with subtle panelling leading to first floor. Doors radiating to:

## Downstairs w.c

Double glazed obscured window to front, central heating radiator, ceramic tiling, fitted vanity unit with wash hand basin, low level w.c and storage.

## Lounge 22'11" x 13'1" max 12'1" min (7 x 4 max 3.7 min)

Double glazed French doors leading to patio and window to front, central heating radiators, feature stone central fireplace with surround, a beautiful setting for those cosy nights.

## Kitchen 19'4" x 10'9" (5.9 x 3.3)

Open plan kitchen into dining room and seating area with tiling throughout, offering a great space for family living! Double glazed window to rear, central heating radiators, fitted bespoke Scott Wood wall and base units with pearl granite work surface over with breakfast bar, integrated fridge and dishwasher, space for wine cooler, one and half bowl sink, free standing range master with five ring hob, oven and extractor fan over. Opening leading to Utility.

## Family Area 11'1" x 10'9" (3.4 x 3.3)

Double glazed window and door to rear, central heating radiators, feature fireplace with gas fire and surround.

## Dining Area 13'9" x 12'9" (4.2 x 3.9 )

Double glazed windows surrounding the room with door leading to garden, flooding the room with light.

## Utility 8'10" max 6'2" min x 17'4" (2.7 max 1.9 min x 5.3)

Double glazed windows and doors to rear and front, ceramic tiling to floor, central heating radiator, fitted wall and base units with sink and inset drainage, space for American fridge freezer and plumbing for white goods. Door and steps giving access to garage.

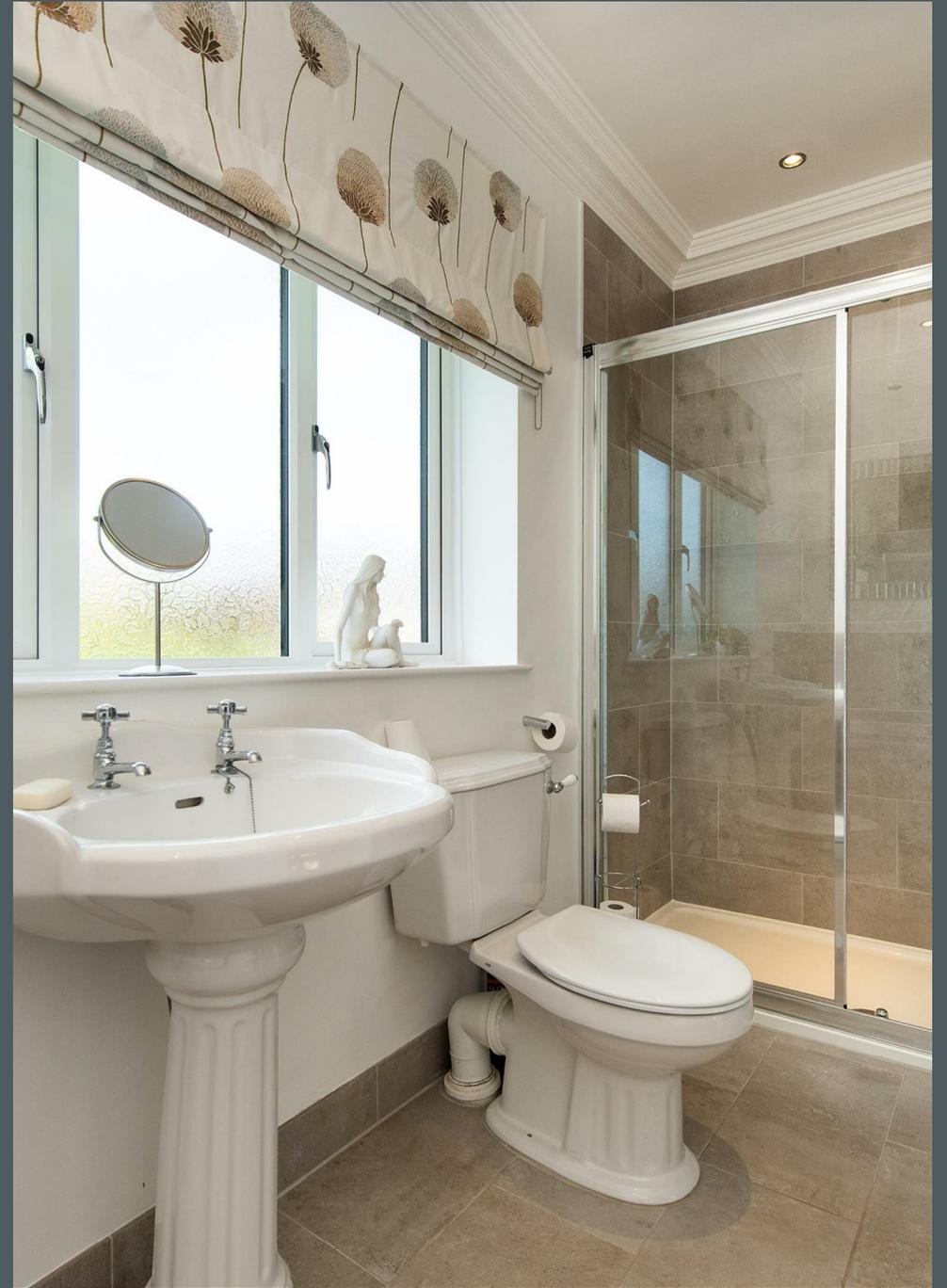
## First Floor Landing

Spacious landing with double glazed window to front, central heating radiator with cover, doors giving access to:

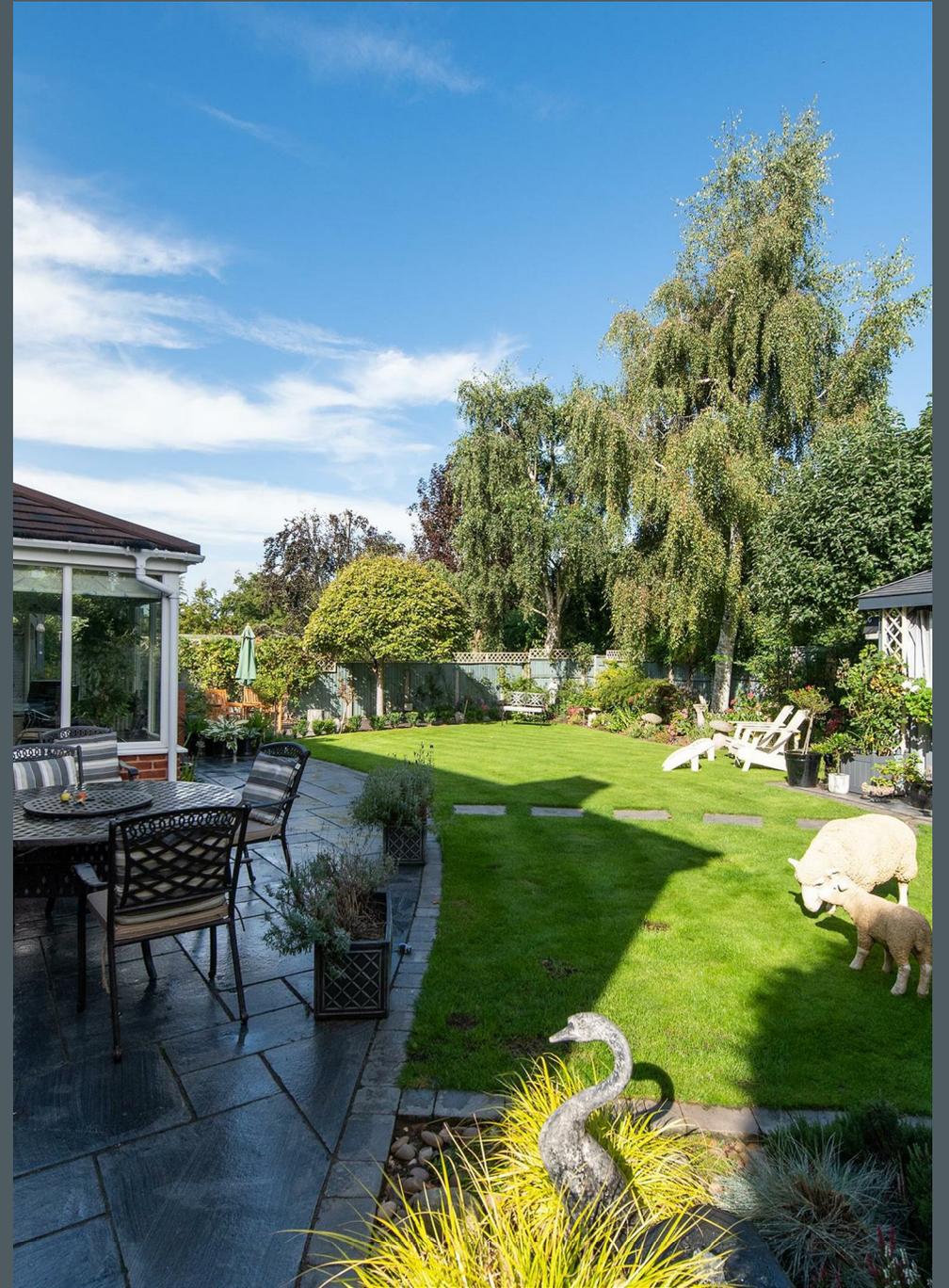
## Bedroom One 17'8" x 13'1" (into wardrobe) (5.4 x 4 (into wardrobe))

Double glazed window to front, central heating radiator with cover, ample fitted wardrobes, drawers and matching dressing table. Door leading to en-suite.











**En-suite 13'1" x 5'2" (4 x 1.6)**

Double glazed obscured window to rear, ceramic tiling to floor and splashback areas, fitted bath, wash hand basin, low level w.c and good sized walk-in shower.

**Bedroom Two 15'5" x 11'9" (4.7 x 3.6)**

Double glazed window to front, gas central heating radiator. Agents note: restricted head height.

**Bedroom Three 10'9" x 15'1" (into wardrobe) (3.3 x 4.6 (into wardrobe))**

Double glazed window to rear, central heating radiator, fitted wardrobes with matching dressing table, access to loft.

**Bedroom Four 10'5" x 11'9" (3.2 x 3.6)**

Double glazed window to rear, central heating radiator.

**Family Bathroom 10'9" x 8'2" (3.3 x 2.5)**

Double glazed obscured window to rear, tiling to floor and half wall, chrome heated towel rail, feature free standing bath with hand held shower, low level w.c, wash hand basin and corner shower unit.

**Garden**

Good sized patio with a selection of seating areas, stepping stones leading to pergola with covered roof, offering a perfect spot for entertaining. There is plenty of lawn area with matured borders and raised beds, viewing is highly recommended to see its true beauty.

**Garage 19'0" x 15'8" (5.8 x 4.8)**

Electric up and over door, central heating radiator, plenty of storage options, lighting and power points.

**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.



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 Metropix ©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.



**Lex Allan Grove Village**

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

01562 270270

lexallangrove.com

hagley@lexallangrove.com