



**LexAllan**

local knowledge exceptional service

22 The Crescent, Hagley, Stourbridge, DY8 2XB



**\*\* SUBSTANTIAL DORMER BUNGALOW IN THE HEART OF HAGLEY VILLAGE \*\***

This exceptional four bedroom offers spacious accommodation throughout & is truly ideal for those looking for a substantial family home. Nestled in the village of Hagley you have all the amenities on your doorstep from shops, train station, five star schooling options & not forgetting picturesque countryside walks. The Crescent has been extended & modernised to create a free flowing, turn key ready accommodation. In brief the property comprises; porch, reception hall, lounge/diner, kitchen/breakfast room, utility, family bathroom & two double bedrooms, one with en-suite. To the first floor are a further two bedrooms, bathroom & office/additional store room. A private garden can be found to the rear along with driveway & garage to the front. Not forgetting this property is offered with NO UPWARD CHAIN, so call today to arrange your viewing.

**Approach**

Decorative wall to front with block paved driveway providing off road parking.

**Porch**

Door off to reception hall, tiled flooring.

**Reception Hall**

Warm & welcoming hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

**Lounge/Diner**

11'5" x 14'9" max x 28'2" (3.5 x 4.5 max x 8.6)

A superb spacious family room offering centred electric fire with surround, double doors open into the kitchen/breakfast room & another sets opens into the garden, two central heated radiators, spot lights.

**Kitchen/Breakfast Room**

22'3" x 15'5" (6.8 x 4.7)

A bright & spacious room with the kitchen offering a variety of wall and base units, integrated 'Neff' double oven, microwave & warming draw, 'Bosch' induction hob with extractor over, space for American fridge freezer, 'Bosch' dishwasher as well as wine cooler, stainless steel dual sink & drainer, centred island, tiled flooring through along with spot lights, door radiates off to utility along with double doors open into the garden, two skylights allow the natural light to flood through & additional double glazed window to rear.

**Utility**

Worksurface with inset sink & mixer tap, plumbing for washing machine & tumble dryer, two doors lead off to garden along with front access, fitted storage cupboards with tiled flooring can be found.





#### Bedroom 1

13'9" x 12'5" (4.2 x 3.8)

Ample fitted wardrobes with door off to en-suite, double glazed bay window, central heated radiator.

#### En-Suite

Shower, wash hand basin/w.c vanity, chrome heated towel rail, central heated radiator, double glazed window to side, spot lights.

#### Bedroom 3

11'5" x 10'9" (3.5 x 3.3)

Double glazed window to front, central heated radiator.

#### Bathroom

Bath with shower over, wash hand basin vanity, w.c, double glazed window to side, spot lights, central heated radiator.

#### Landing

A bright & airy landing with doors off to all first floor accommodation, skylight to side, airing cupboard.

#### Bedroom 2

18'0" x 12'5" (5.5 x 3.8)

Built in wardrobes, double glazed window to rear along with additional skylight to the side, central heated radiator.

#### Bathroom

Bath with shower over, wash hand basin/w.c vanity, central heated radiator, skylight to side.

#### Bedroom 4

10'5" x 8'2" (3.2 x 2.5)

Skylight to front, central heated radiator.

#### Office/Additional Room

13'1" x 8'2" (4.0 x 2.5)

Built in wardrobes along with additional storage into the eaves, two skylights to either side, central heated radiator.

#### Garage

24'7" x 7'10" (7.5 x 2.4)

Up and over door to front, power & lighting through.

#### Garden

A private & peaceful garden with a border of mature shrubs, generous lawn area along with secure access to the side.

#### Tenure (Freehold).

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.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

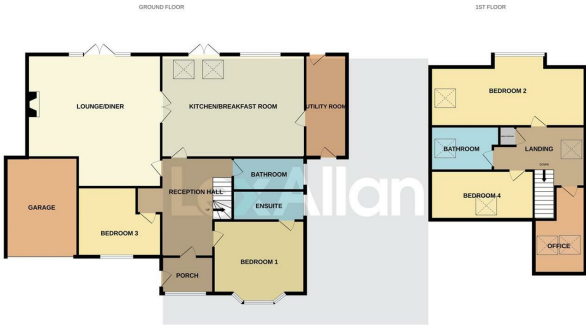
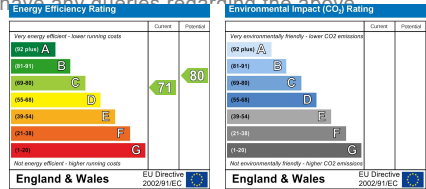
Referral Fees.

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 £300 inc VAT 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay 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.

Council Tax Band E



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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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