



LexAllan

local knowledge exceptional service

10 Churchill Lane, Blakedown, Kidderminster, DY10 3NB

Tucked away within two acres of beautiful private woodland, this three-bedroom bungalow offers a rare blend of tranquility and timeless charm. The property is perfectly positioned to capture the peaceful essence of its natural surroundings, creating an inviting retreat from the demands of everyday life. With mature trees, meandering pathways, and a serene stream running through the grounds, this is a home that celebrates both comfort and connection to nature. In brief the property comprises; reception hall, lounge, kitchen, three well sized bedrooms, charming family bathroom, utility & store cupboard. Gravelled driveways provide ample off road parking, detached garage with workshop under can also be found. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Gravelled drive to either side of the property.

Reception Hall

Oak door opens into the warm & welcoming reception hall with doors off to all accommodation, central heated radiator, loft access.

Lounge

1778"2" x 14'9" (542 x 4.52)

Centred log burner, patio doors open onto the sundeck, picture double glazed windows overlooks the front, two central heated radiators.

Kitchen

11'1" x 10'4" (3.38 x 3.17)

Oak base units offering a variety of storage with solid oak work tops, 'Bosch' electric oven, induction hob, integrated microwave, plumbing for washing machine, sink & drainer with mixer tap, breakfast bar, double glazed window to the rear allowing natural light to flood through.

Utility

Space for tumble dryer, double glazed window to front.

Store

Perfect storage space, double glazed window to front, has plumbing for w.c.

Bedroom 1

11'0" x 9'6" (3.36 x 2.91)

Fitted slide-robos, double glazed window to rear, central heated radiator.

Bedroom 2

11'5" x 8'4" (3.48 x 2.55)

Double glazed window to front, central heated radiator.

Bedroom 3

11'10" x 8'3" (3.63 x 2.53)

Double glazed window to side, central heated radiator.



Bathroom

Rolled top bath, shower, wash hand basin, bidet, w.c, central heated radiator, double glazed window to rear.

Sundeck

Superb outdoor space ideal for those sociable summer evenings with friends and family, picturesque views over your very own 2 acres of woodland.

Woodland

Sloping path leads down to the your very own woodland retreat sitting on 2 acres of privacy. Silver birch oak Alder and Willow trees provide year-round beauty, while winding trails invite you to explore the forest at your own pace. A peaceful stream runs through the property, adding to the atmosphere.

Garage/Workshop

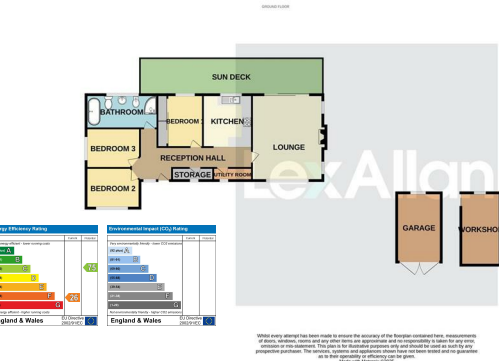
Having side opening doors to front giving access to the garage space, while the door under gives access to the perfect workshop or future development into your very own office or gym space.

The Location

Churchill Lane sits in a sought-after setting within the civil parish of Churchill and Blakedown, part of the Wyre Forest District in North Worcestershire. The area is known for its peaceful, scenic character and proximity to the well-regarded Churchill and Blakedown Golf Club, adding to its established reputation. Blakedown itself is a welcoming village located around four miles from Hagley, which offers a lively High Street and a full range of everyday amenities. The village combines rural charm with strong transport links, including a mainline train station, making it an ideal choice for commuters looking for countryside living within easy reach of Birmingham or Worcester.

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



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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

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

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

LexAllan

local knowledge exceptional service