



LexAllan
Grove *Village*

...doing things differently

6 Bromwich Lane, Pedmore, DY9 0QZ

Guide Price £825,000

The Meads is a superb executive five bedroom detached home with no upward chain, located in this most sought after address in Pedmore, close to all local amenities, local shops, restaurants and schools of excellent repute. It offers brilliant opportunities for commuting with the nearby Hagley and Stourbridge train stations allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network. The popular village of Hagley is a short distance with the villages of Clent and Belbroughton also being within easy reach. For those looking to enjoy the obvious benefits of the National Trust Clent Hills, that too is within a short distance of the home. The property offers amazing potential for full personalisation, with potential to extend subject to planning. Benefitting from no upward chain and a south west facing garden.... making it highly desirable!

The property compromises of a welcoming hallway, spacious lounge with sun room adjoining, dining room, bright kitchen breakfast room, downstairs w.c. and utility room on the ground floor. On the first floor you will find five excellent sized bedrooms one with potential for additional snug/office/walk-in-wardrobe to side. The outside space offers two separate garages and ample driveway for parking, the garden is perfect for those family moments and entertaining being secluded and private with a large patio and lawn area. Viewings are highly recommended to truly appreciate this family home! EJ 1/9/23 V2 EPC=D







Approach

Via stone chipped driveway with matured borders with parking for ample cars, access to garages and side of property. Step up to open porch with front door leading to:

Hallway

Central heated radiator, solid wood flooring, access to under stairs cupboard, stairs to first floor and doors opening into:

Lounge 5.0 max 4.2 min x 5.9 (16'4" max 13'9" min x 19'4")

Double glazed dual windows to front and side, central heated radiators, inglenook fireplace and double doors leading into sun room.

Sun Room 4.3 x 1.9 (14'1" x 6'2")

Double glazed window and door leading to rear patio, central heated radiator.

Dining Room 3.6 max 3.3 min x 4.9 (11'9" max 10'9" min x 16'0")

Double glazed window to rear, central heated radiator, feature marble fireplace with surround.

Kitchen Breakfast Room 4.7 x 4.1 (15'5" x 13'5")

Double glazed windows and door leading to rear patio area, central heated radiator, exposed brick feature shelving, fitted wall and base units with complementary work surface over, fitted sink with drainage, integrated oven and grill, four ring gas hob with extractor fan over and space for white goods.

Downstairs W.C.

Double glazed obscured window to front, tiling to floor and splashback areas, low level w.c. and wash hand basin.

Utility 2.1 x 1.8 (6'10" x 5'10")

Accessed via internal lobby area, double glazed obscured windows to front and side, fitted base units with fitted sink with drainage, space/plumbing for white goods.

First Floor Landing

Double glazed windows to front, central heated radiator, access to loft and doors radiating to:

Master Bedroom 4.3 x 4.9 (into wardrobes) (14'1" x 16'0" (into wardrobes))

Double glazed dual aspect windows to rear and side, central heated radiator and ample fitted wardrobes.

Bedroom Two 3.7 max x 4.9 (into wardrobes) (12'1" max x 16'0" (into wardrobes))

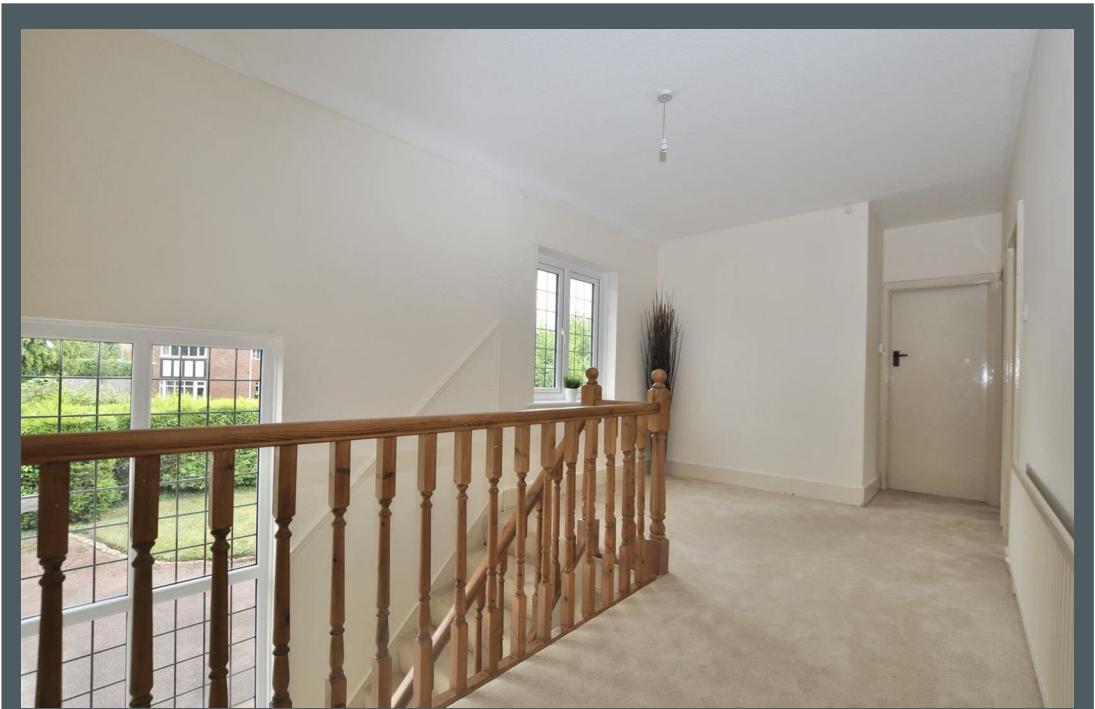
Double glazed window to rear, central heated radiator, fitted wardrobes and storage with wash hand basin.

Bedroom Three 2.9 max 2.5 min x 4.1 (9'6" max 8'2" min x 13'5")

Double glazed window to rear, central heated radiator, fitted wardrobes and storage with wash hand basin.

Bedroom Four 4.9 x 4.3 max 1.8 min (16'0" x 14'1" max 5'10" min)

Double glazed dual aspect windows to front and side, central heated radiator.





Bedroom Five 2.2 x 4.1 max 3.9 min (7'2" x 13'5" max 12'9" min)

Double glazed window to rear, central heated radiator, access to further loft room with potential for office/snug/dressing room.

Storage/Potential Snug 2.2 x 4 (7'2" x 13'1")

Double glazed window to rear, excellent potential. Agents note: restricted head height due to sloping ceilings.

Family Bathroom 3.1 x 1.8 (10'2" x 5'10")

Double glazed obscured window to front, central heated radiator, tiling to floor and splash back areas, low level w.c., wash hand basin and large fitted shower.

Garden

Extensive garden which is private and secluded and does not disappoint with ample patio area leading to lawn with established borders. Perfect for those who are keen gardeners or looking for a large outdoor space. South west facing.

Garage 3 x 4.5 (9'10" x 14'9")

Sliding runner door, window to side, lighting and electric points.

Tandem Garage 8 x 2.7 max 2.5 min (26'2" x 8'10" max 8'2" min)

Hinged doors with window to rear and side, lighting and ample storage space.

Council Tax Band

Tax band is G.

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 Fee's

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.





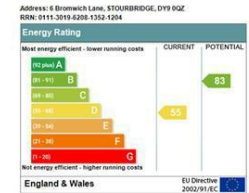
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garages): 99sq m, 1065sq ft
 Garages: 36sq m, 387sq ft
 First Floor: 109sq m, 1173sq ft

Produced by EnergyCom.
 This Floor Plan is presented as general guidance only.
 It cannot be relied upon as a statement of fact.
 Email: ecj@energy-survey.com



EnergyCom



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.

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.

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

**LexAllan
Grove**

local knowledge exceptional service