



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

*...doing things differently*

**7 Orchard Close, Hagley, Stourbridge DY9 0LE**

*Asking Price £775,000*



Lex Allan and Grove are pleased to present this lovely four bedroom property on Orchard Close - being on a quiet cul de sac, the location of this home is ideal for those looking to be near to local amenities whilst still being in a rural area. Offering brilliant opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network.

The property comprises of entrance hall, large living room, dining room and kitchen with snug area, perfect for family living. Upstairs provides four good sized bedrooms, the main with en-suite and a family bathroom. Outside you will find an excellent garden with patio area, lawn and pool. With ample space for parking and a large garage space, this property is not one to be missed and viewings are highly recommended! EPC=D EJ 8/1/24 V1













### Approach

Approached via block paved path and driveway with lawned front garden and planter borders. With access to garage and gated side entrance into garden.

### Porch

With double glazing door and windows to front and tiling to floor. Single glazing door leading to entrance hall.

### Entrance Hall 12'5" max 6'10" min x 7'6" max 3'3", 22'11" min (3.8 max 2.1 min x 2.3 max 1,7 min )

Accessed via single glazing doorway from porch. With central heating radiator, stairs to first floor landing and door into storage cupboard. Doors leading to:

### Living Room 24'3" max 8'10" min x 13'1" max 11'9" min (7.4 max 2.7 min x 4.0 max 3.6 min)

With large double glazing bay window to front, sliding French doors to rear and archway into dining room. Two central heating radiators and gas fireplace with marble hearth and wood mantle.

### Dining Room 10'9" x 11'5" (3.3 x 3.5)

With double glazing window to rear, central heating radiator, archway into living room and door into kitchen.

### Kitchen 8'6" max 7'6" min x 19'8" max 9'6" min (2.6 max 2.3 min x 6.0 max 2.9 min)

With double glazing window to rear, central heating radiator and tiling to floor and splashback. A variety of fitted wall and base units with work surface over, one and a half bowl sink with drainage, NEFF integrated oven and grill alongside four ring induction hob with extractor over. Integrated fridge and freezer, Bosch dishwasher and fitted breakfast table. Door to utility and archway into lounge.

### Lounge 25'11"ax (into kitchen) 16'0" min x 9'6" (7.9max (into kitchen) 4.9 min x 2.9)

With double glazing sliding patio doors to rear, central heating radiator and door into separate hallway leading to garage.

### Utility 6'2" max 2'11" min x 6'10" max 6'2" min (1.9 max 0.9 min x 2.1 max 1.9 min)

With double glazing window to front and tiling to floor and splashback. Fitted wall and base units with worksurface over, sink with drainage and space and plumbing for white goods.

### W.C. 5'6" x 5'2" (1.7 x 1.6)

With obscured double glazing window to front and tiling to floor and splashback. Vanity unit with storage and low level w.c.

### Gallery Landing

With doors leading to bedrooms and family bathroom, access to loft and airing cupboard.





















**Main Bedroom 16'0" max (into storage) 11'5" min x 12'9" max 6'1 (4.9 max (into storage) 3.5 min x 3.9 max 2.1 min)**

With double glazing window to front, central heating radiator and built in storage with vanity desk space. Door into en-suite.

**En-suite 10'9" max 4'11" min x 6'10" max 4'3" min (3.3 max 1.5 min x 2.1 max 1.3 min)**

With obscured double glazing window to front, tiling to floor and splashback and chrome heated towel rail. With pedestal wash hand basin, w.c., fitted bath and separate shower cubicle with drench head over.

**Second Bedroom 12'9" max 11'5" min x 11'1" max 2'11" min (3.9 max 3.5 min x 3.4 max 0.9 min)**

With double glazing window to rear, central heating radiator and cupboard for storage.

**Third Bedroom 11'1" max 7'10" min x 8'10" max 6'6" min (3.4 max 2.4 min x 2.7 max 2.0 min)**

With double glazing window to rear, central heating radiator and cupboard for storage.

**Fourth Bedroom 10'9" x 7'10" (3.3 x 2.4)**

With double glazing window to rear, central heating radiator and cupboard for storage.

**Family Bathroom 6'10" max 2'7" min x 10'5" max 8'2" min (2.1 max 0.8 min x 3.2 max 2.5 min)**

With obscured double glazing window to front, chrome heated towel rail and tiling to splashback. Vanity unit with storage, low level w.c., fitted bath and separate shower cubicle.

**Garden**

With large patio and lawn area featuring a swimming pool. Established borders with fence panels and shrubs, outdoor tap and access to the front of the property via gate at the side.

**Garage 16'0" max 12'9" min x 16'0" max 9'6" min (4.9 max 3.9 min x 4.9 max 2.9 min)**

With up and over garage door, shelving, lighting and storage cupboard with housing Worcester boiler.

**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.

**Council Tax Band**

The council tax band for this property is F.

**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 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 Plaiçe - 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*



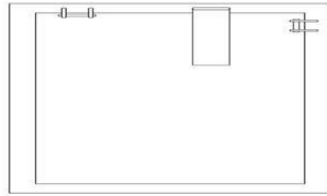
*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*

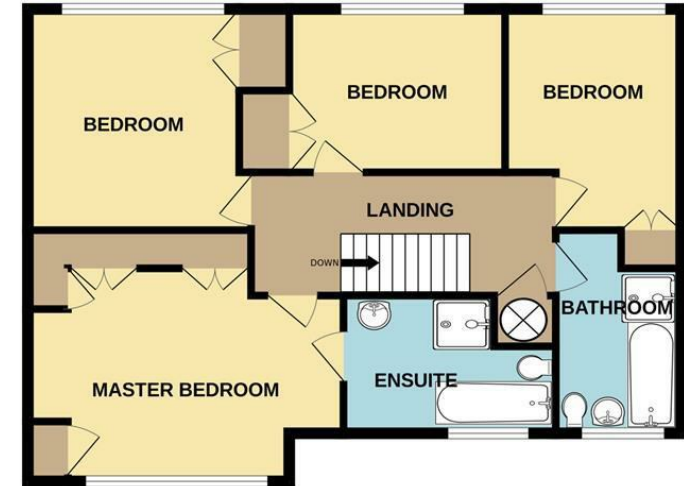




GROUND FLOOR  
1331 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 2081 sq.ft. (193.3 sq.m.) approx.

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.

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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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**LexAllan  
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local knowledge exceptional service