



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

*...doing things differently*  
4 Lyttelton Place, Hagley, Stourbridge DY9 0QJ

Guide Price £415,000



Lex Allan Grove Village are proud to present this lovely three bedroom semi detached home in Lyttleton Place! Located within easy walking distance of Hagley village and the ever popular Hagley primary and senior schools. Affording easy access to Hagley train station and the M5 motorway links giving commuters opportunities to Birmingham, Worcester and beyond. Situated within close proximity of an area of outstanding beauty is the National Trust Clent Hills.

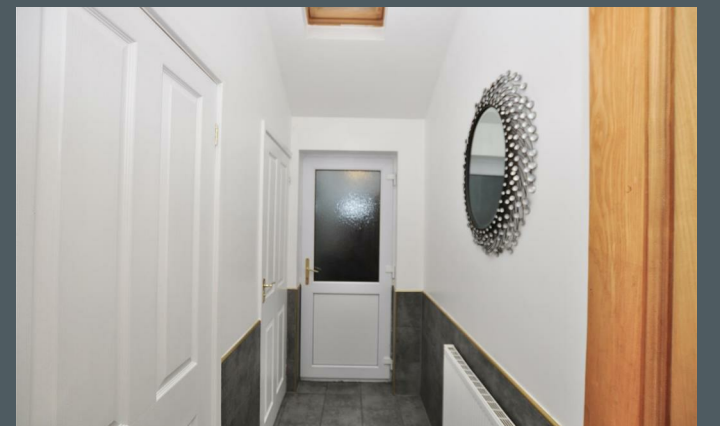
The property comprises of lounge, separate snug, dining room following through into a newly renovated high spec kitchen with separate utility and w.c. Upstairs you will find three good sized bedroom and modern bathroom. The outside space benefits from a summer house, access to the garage and separate store room, excellent for storage! EJ 10/7/24 V4 EPC=D













### Approach

Approached via gravel driveway with step up to front door, access to garage and side of property into garden.

### Entrance Hall

With door to front, stairs to first floor and doors leading to snug and lounge.

### Snug 12'9" max 4'11" min x 9'6" max 8'2" min (3.9 max 1.5 min x 2.9 max 2.5 min)

With double glazing window to front and central heating radiator.

### Lounge 11'1" max 9'6" min x 18'0" max 6'6" min (3.4 max 2.9 min x 5.5 max 2.0 min)

With double glazing window to front, central heating radiator and feature fireplace with exposed brick and wooden beam mantle. Archway into dining room and door into kitchen.

### Dining Room 8'2" x 16'8" (2.5 x 5.1)

With double glazing windows to rear and French doors out to patio. Two central heating radiators, laminate wood effect flooring and archway into lounge and kitchen.

### Kitchen 16'0" max 12'9" min x 8'2" max 2'11" min (4.9 max 3.9 min x 2.5 max 0.9 min)

With double glazing window to side, central heating radiator, laminate wood effect flooring and tiling to splashback. Featuring a variety of fitted wall and base units with work surface over, inset sink with drainage, dishwasher and five ring gas hob with extractor fan over. Integrated Lamona oven, grill and microwave and under counter integrated fridge and freezer. With large storage cupboard currently used as a pantry and door into utility passage.

### Utility Passage 8'10" x 3'7" (2.7 x 1.1)

With Velux skylight and door into garden. Central heating radiator, tiling to floor and half wall and door into w.c and utility.

### Utility 4'11" x 3'11" (1.5 x 1.2)

With space and plumbing for white goods and shelving for storage.

### Downstairs w.c. 4'7" x 3'11" (1.4 x 1.2)

With obscured double glazing window to rear, heated towel rail and tiling to floor and splashback. Low level w.c. and vanity unit with storage.

### Landing

With double glazing window to rear, central heating radiator and access to loft.

### Bedroom One 13'1" max 8'2" min x 8'10" max 8'6" min (4.0 max 2.5 min x 2.7 max 2.6 min)

With double glazing window to front, central heating radiator and wooden floorboards. Ample fitted sliding door wardrobes and large cupboard for storage.













**Bedroom Two 12'9" max 8'6" min x 9'6" max 8'2" min (3.9 max 2.6 min x 2.9 max 2.5 min)**

With double glazing window to front, central heating radiator, wooden floorboards and large cupboard for storage.

**Bedroom Three 8'2" x 9'6" (2.5 x 2.9)**

With double glazing window to rear, central heating radiator and wooden floorboards.

**Family Bathroom 7'10" x 4'3" (2.4 x 1.3)**

With obscured double glazing window to rear, central heating radiator and tiling to floor and splashback. With low level w.c. vanity unit with storage and fitted bath with drench head shower over.

**Garden**

With patio, lawn area and established borders with fence panelling. Access to side of property via gate and doors into garage and outbuilding.

**Garage 8'10" x 20'8" (2.7 x 6.3)**

With up and over garage door, lighting and electric points.

**Outhouse 8'2" x 6'6" (2.5 x 2.0)**

With space and plumbing for white goods and lighting overhead.

**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 is C.

**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 PlaiCe - 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*

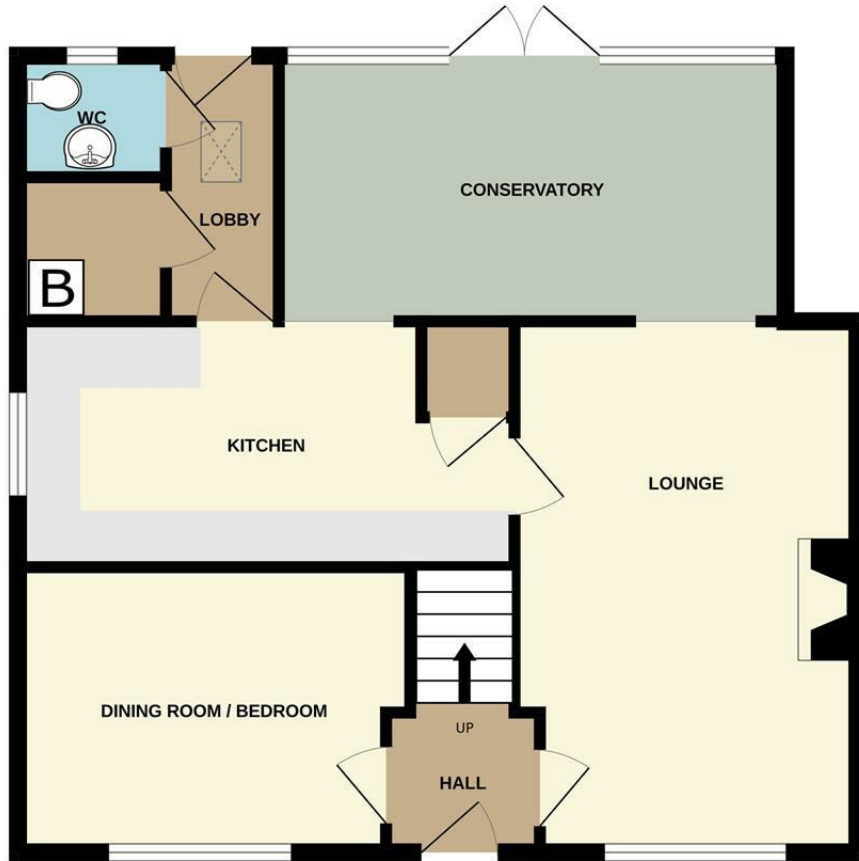


*Hagley Train Station*

*...doing things differently*



GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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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1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



**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.

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**LexAllan  
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local knowledge exceptional service