



LexAllan
Grove *Village*

10 The Crescent, Hagley, Stourbridge DY8 2XB

Guide Price £635,000

...doing things differently

Lex Allan Grove Village are proud to present this beautifully refurbished three bedroom dormer bungalow on the popular cul de sac of The Crescent. Within walking distance of Hagley high street, primary and secondary schools, this home is perfect for families looking to be close to the local amenities on offer whilst still being in a rural location. Renovated to a high standard, this home is perfect to move straight into, the garden being a great space allowing for you to put your own stamp on it.

Comprising of welcoming entry hall, large kitchen diner perfect for entertaining, separate lounge room, modern family bathroom and two good sized bedrooms. Upstairs you will find a further double bedroom with shower room. The garden gives access to an excellent sized utility and garage.

Viewings of this beautiful home are highly recommended to appreciate the standard of work throughout. EJ 12/1/24 V1 EPC=D







Approach

Approached via part gravel part concrete wrap around driveway with walkway to front door and gated access into garden.

Entrance Hall

With door to front, double glazing windows either side and stairs to first floor. Doors leading to kitchen diner, bathroom, lounge and two of the three bedrooms.

Kitchen Diner 23'3" max 9'6" min x 18'8" max 8'6" min (7.1 max 2.9 min x 5.7 max 2.6 min)

With double glazing window to side, front and further large double glazing bay window to front. Two central heating radiators and luxury vinyl tile flooring throughout. With a variety of fitted wall and base units with breakfast bar and worksurface over. One and a half bowl sink with drainage, integrated dishwasher four ring integrated Baumatic hob, large range cooker with extractor fan over and fridge freezer. Spot lights overhead, door into pantry cupboard and large space for dining table and sofa.

Living Room 14'9" max 4'11" min x 11'5" max 10'5" min (4.5 max 1.5 min x 3.5 max 3.2 min)

With double glazing sliding patio door to side and single glazing decorative window into hallway. Central heating radiator and beautiful feature coal fireplace with wood mantle and tiled surround.

Bathroom 7'10" x 6'10" max 6'2" min (2.4 x 2.1 max 1.9 min)

With obscured double glazing window to side, heated towel rail and tiling to floor and splashback. With low level w.c., pedestal wash hand basin and fitted P shaped bath with shower over .

Bedroom One 11'5" x 11'1" (into wardrobe) (3.5 x 3.4 (into wardrobe))

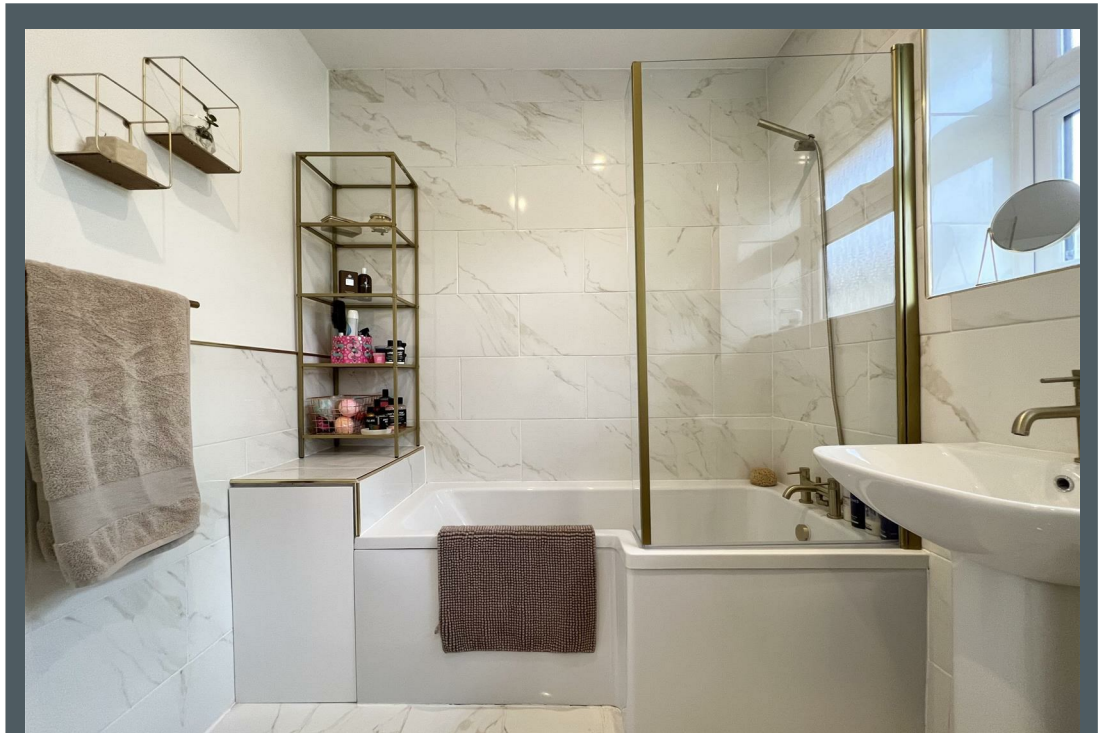
With double glazing window to side and two to rear, central heating radiator and fitted wardrobes for storage.

Bedroom Two 9'6" x 11'5" (2.9 x 3.5)

With double glazing window to side and central heating radiator.

Landing

With double glazing velux window to side, luxury vinyl tile flooring and doors to third bedroom, shower room and into loft.











Bedroom Three 16'0" max 12'9" min x 9'2" max 2'3" min (4.9 max 3.9 min x 2.8 max 0.7 min)

With double glazing dormer window to rear and central heating radiator.

Shower Room 8'10" x 4'11" (2.7 x 1.5)

With heated towel rail and tiling to floor and splashback. Low level w.c., pedestal wash hand basin and large walk in shower with drench head over.

Garden

With patio, lawned area and established borders with fencing. Access to utility and garage, large gate providing side access to driveway and front of property.

Utility 4'11" x 13'1" (1.5 x 4.0)

With double glazing window to side, central heating radiator and a variety of fitted base units with work surface over. One and a half bowl sink with drainage and space and plumbing for white goods. Accessed via side of property through walkway.

Garage 17'4" x 9'6" (5.3 x 2.9)

Accessed via wrap around driveway to the rear of the property. With two double glazing windows to rear and one to side. With manual up and over garage door and lighting.

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

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.

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.

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



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.

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

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