



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

*...doing things differently*

**9 Prince Mews, Hagley, DY9 0FT**

*Offers In Excess Of £785,000*



## *Detached family home with a view...*

Introducing a beautifully presented detached modern family home situated in this desirable gated community known as Prince Mews, Hagley. The nearby Hagley and Stourbridge junction train stations offer an easy commute to Birmingham, Worcester and even provide a direct service to London. 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 wishing to enjoy the benefits of the National Trust Clent Hills and Wychbury Hill, these are within walking distance.

Behind electric gates the property offers a safe environment for children to play and is positioned near the excellent Hagley schools. The communal outside space features a green, fruit trees and use of a shared allotment. The property has private off-road parking and double garage. The landscaped rear garden is a hidden jewel and provides a secluded space, perfect for entertaining with its covered outdoor kitchen and BBQ area and large patio.

In summary, this energy efficient, low maintenance home offers a harmonious blend of the charm of Hagley village and the beautiful Worcestershire countryside, close to excellent school options and convenient transportation links. There are five spacious bedrooms with an additional den room which offers versatile family living. With its emphasis on natural light, entertaining spaces, modern comforts and stunning garden this property is the perfect place for families who appreciate a beautiful and tranquil place to call home. Internal inspection highly recommended!

V2 EJ 29/9/23 EPC=B













## Approach

Via gated pathway and lawn area to front with front door leading to:

## Hallway

Central heated radiator, Amtico flooring, access to cloak cupboard, and doors radiating to:

## Study 9'6" x 9'2" (2.9 x 2.8)

With double glazed window to front and radiator.

## Downstairs W.C.

With obscured double glazing to side, low level w.c. and wash basin.

## Lounge 20'4" max x 14'1" max (6.2 max x 4.3 max)

With double glazing bay window to side and double glazing French windows to rear, central heated radiator and television point.

## Kitchen Dining 21'7" max x 16'0" max (6.6 max x 4.9 max)

Amtico flooring, central heated radiator, double glazed window and French doors to rear, fitted wall and base units with complementary work surface over, integrated fridge/freezer, dishwasher, AEG electric oven and grill combination with separate microwave, AEG six ring gas hob with extractor fan over, one and half bowl sink with hose tap, built in plinth heater and wine fridge. Door leading to utility.

## Utility 5'6" x 7'10" (1.7 x 2.4)

With double glazing door to rear, fitted wall and base units with work surface over, fitted sink with drainage, housing boiler and sink in set. Integrated washing machine with space and plumbing for further white goods.

## First Floor Landing

Double glazed window to front, access to double door storage cupboard and further airing cupboard, stairs to second floor and doors radiating to:

## Bedroom One 19'4" max x 14'1" max (5.9 max x 4.3 max)

With dual aspect double glazing to side and rear, radiator and two sliding door wardrobes, door to en-suite:

## En-suite

With obscured double glazing to side, tiling to wall and floor, heated towel rail, low level w.c., wash hand basin, fitted bath and separate shower cubicle with drench head over.

## Bedroom Three 9'2" max x 15'8" max (into wardrobe) (2.8 max x 4.8 max (into wardrobe))

Dual aspect double glazed to side and rear, central heated radiator and fitted wardrobe.

## Bedroom Four 12'1" x 9'2" (3.7 x 2.8)

Dual aspect double glazed windows to rear and side, central heated radiator.

## Bedroom Five 8'10" x 12'5" (2.7 x 3.8)

Dual aspect double glazed windows to rear and side, central heated radiator.





















### Family Bathroom

Double glazed obscured window, tiling to floor and splashback, heated towel rail, low level w.c., wash hand basin, fitted bath and separate shower cubicle.

### Second Floor Landing

Velux skylight, central heated radiator and storage cupboard with doors leading to:

### Shower Room

Double glazed window to side, heated towel rail, low level w.c., wash hand basin and fitted shower cubicle.

### Bedroom Two 15'8" max x 18'0" max (4.8 max x 5.5 max)

Five dual aspect Velux skylights, central heated radiator, fitted bespoke wardrobes and door leading to en-suite.

### En-suite

Velux skylight, heated towel rail, tiling to floor and splashback, low level w.c., wash hand basin and fitted shower cubicle.

### Den 20'0" max x 9'6" max (6.1 max x 2.9 max)

Two Velux skylights, central heated radiator, access to storage cupboard and wardrobe.

### Garden

Private rear garden which has large patio, oak built outdoor kitchen area, greenhouse, pathways leading to lawn area and perfectly manicured gardens.

### Garage 19'8" max x 19'0" max (6 max x 5.8 max)

Up and over doors, electric points, lighting and door leading to garden.

### 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. We have been advised that there a maintenance charge for communal areas and electric gates which is approx £480 per annum.

### 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*

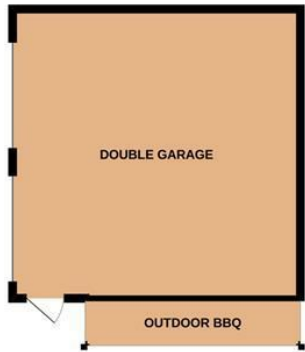


*Hagley Train Station*

*...doing things differently*



GARAGE



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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