



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

Monks Barn Worcester Road,, Nr. Harvington DY10 4NE

Guide Price £900,000

*...doing things differently*

Monks Barn is a four bedroom detached family home situated within easy reach of Blakedown, Chaddesley Corbett, Belbroughton and Hagley Villages, offering the amenities of urban living with the benefit of a countryside location. Hagley and Blakedown train stations are a short drive away and the property has easy access to the national motorway network making it a desirable location.

The property comprises of a welcoming porch hallway with open plan living off featuring kitchen area, dining area and lounge area, downstairs w.c. and open Ash stairs with feature lighting leading to the first floor. On the first floor you will find four excellent sized bedrooms, one of which with en-suite and family bathroom. The outside space offers a lovely area to entertain and enjoy those summer evenings. This property offers a 'Smart System', spacious open plan family living and must be viewed to appreciate the accommodation on offer. CH 3/4/24 V4 EPC=C







## Approach

Via walled and gated front access via electric gates over a Moonshadow resin driveway, which leads to further stone chipped area, front door opening into:

## Porch 9'2" x 7'6" max 6'10" min (2.8 x 2.3 max 2.1 min)

Porcelain tiled floor with underfloor heating, obscure double glazed apex windows and door to:

## Open Plan Living 42'3" x 23'3" (12.9 x 7.1)

Bifold doors with integral blinds to rear, porcelain tiling to floor with underfloor heating and double glazed windows to the front, feature lighting throughout the open plan living area, bespoke handmade Ash stairs with feature led lighting leading to first floor.

## Kitchen Area

3-D Kitchen, having range of fitted wall and base units, matching island with inset Neff five ring induction hob, retractable Neff downdraft extractor hood, integrated full height fridge and freezer, integrated Neff dishwasher, Neff self cleaning electric oven and combi grill, inset sink with drainage and Pronteau hot water tap.

## Sitting Area/Dining Area

Having feature chimney breast with glass on either side of fire, two seating areas around the chimney breast, wall mounted t.v., with Sonos system, two dining areas one to the rear of the property overlooking the garden and one to the side of the kitchen overlooking front.

## Dance Studio/Office 10'2" x 5'10" (3.1 x 1.8)

Porcelain tiling to the floor with underfloor heating, double glazed window to front.

## Downstairs w.c.

Storage and shelving area with door leading to: w.c., porcelain floor tiling, tiling to feature wall, low level w.c., wash hand basin with shelving, obscure double glazed window to rear.

## Upstairs Hallway

Sonos system, double glazed windows to rear, central heating radiator and loft access.

## Family Bathroom 9'2" max 7'6" min x 7'6" max 4'7" min (2.8 max 2.3 min x 2.3 max 1.4 min)

Oval freestanding bath, walk in large shower with drench head over, obscure double glazed window to the rear, freestanding sink with wall mounted taps above.

## Bedroom Three 11'5" x 11'1" (3.5 x 3.4)

Double glazed window to front and side, feature panelling to one wall, central heating radiator and smart lighting.

## Bedroom Four 11'5" x 6'10" (3.5 x 2.1)

Double glazed window to front, central heating radiator, fitted storage and wardrobe, smart lighting.

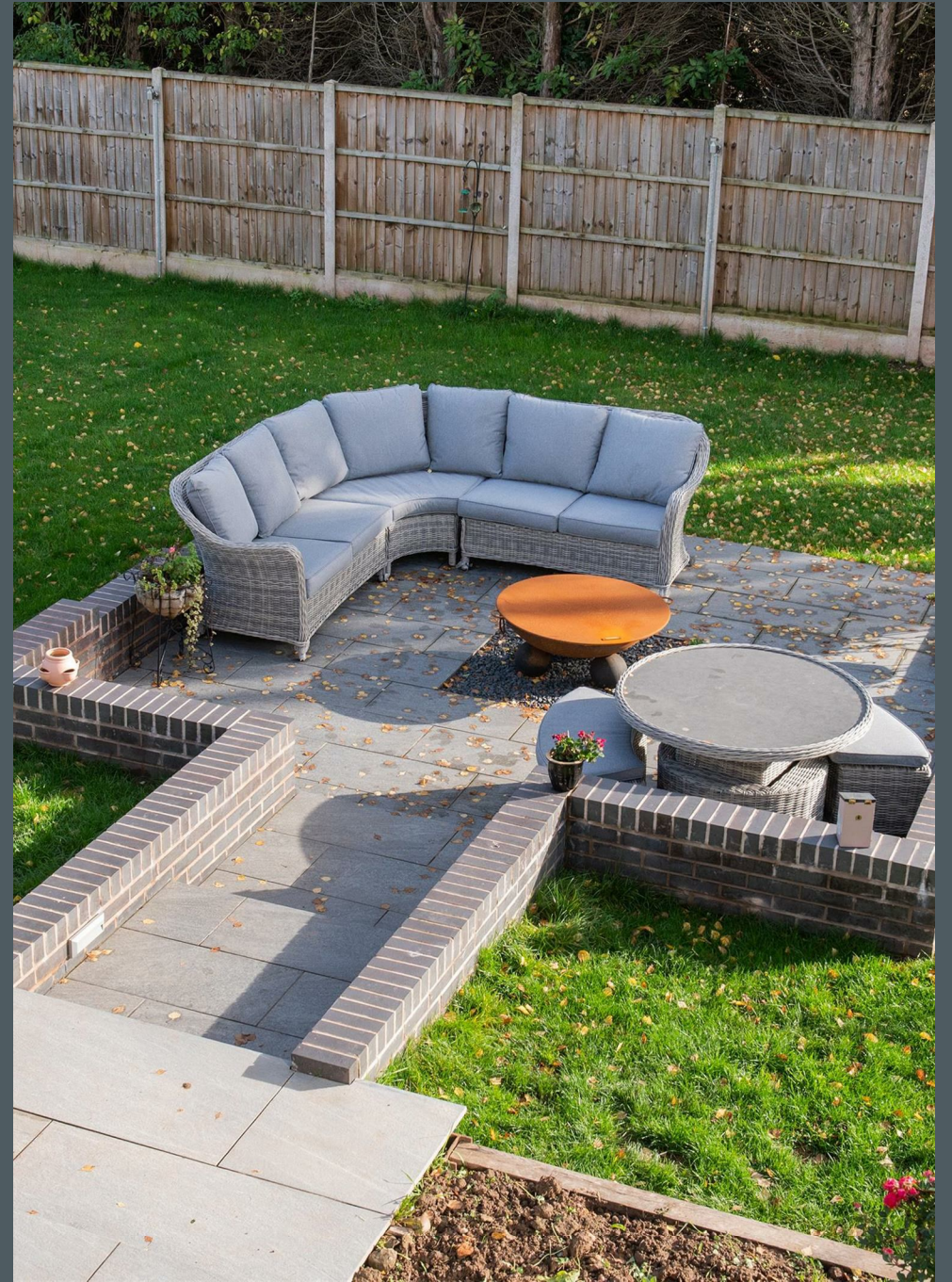












### **Bedroom Two 12'1" x 11'1" (3.7 x 3.4)**

Double glazed window to front, central heating radiator and smart lighting.

### **Bedroom One 18'0" max 10'5" min x 16'4" max 9'10" min (5.5 max 3.2 min x 5.0 max 3.0 min)**

Having Bifold doors with integral blinds to rear, double glazed window to front, balcony to rear with glass balustrading and decking with inset lighting.

### **En-suite/Wetroom**

Double glazed window to rear, feature tiling to walls and floor, low level w.c., wash hand basin, chrome towel radiator, shower with drench head and hand held shower.

### **Garden**

Having lovely tiled patio area with walkway down to firepit area with feature lighting, lawned area to rear and feature lighting to fence panels.

### **Double Garage 15'1" x 17'4" (4.6 x 5.3)**

Having two electric roller shutter doors, being fully alarmed. Separate door leading from outside to hallway area with door to garage area and door to shower room, fitted wall and base units with work surface over, stairs to first floor.

### **Shower Room**

Low level w.c., shower cubicle, tiling to floor and splashback area, chrome radiator.

### **Office/Bedroom 21'3" x 9'6" (6.5 x 2.9)**

Agents Note: Restricted head height  
Double glazed window to front, central heating radiator and storage space to eaves.

### **Hallway**

Having fitted base units with work surface over.

### **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**

Council Tax Band is E

### **Money Laundering Act**

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

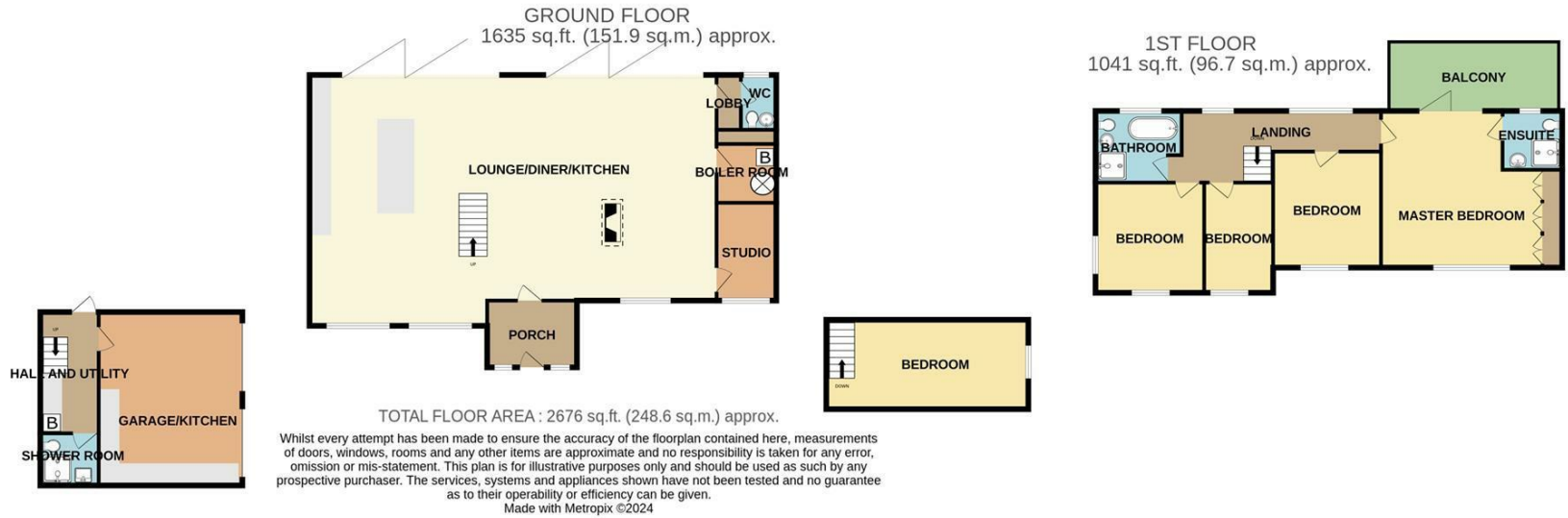




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Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



**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.

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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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