



LexAllan
Grove *Village*

...doing things differently

Tentercroft, 41b Newfield Road, Hagley, DY9 0JR

Guide Price £900,000

Newfield in the heart of Hagley with four bedrooms and newly renovated kitchen living space, it's an ideal family home. Situated in this popular prestigious road in Hagley 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 popular village of Hagley is a stone throw away and with the villages of Clent and Belbroughton also being within easy reach. For those looking to enjoy the obvious benefits of the National Trust Clent Hills, that too is within a short distance of the home.

The property comprises of a welcoming hallway with doors leading into a lounge, study, downstairs shower room, utility and large open plan Kitching living room with feature fireplace and bi-fold doors leading into a pleasing low maintenance garden. On the first floor you will find four excellent sized bedrooms, two of which offer en-suite facilities and a further family bathroom. The additional benefit of a garage and driveway parking make this property highly desirable. Viewings are recommended to appreciate this family home! EJ 6/2/24 V1 EPC=C







Approach

Approached via tarmac driveway with access to garage.

Entrance Hall

With door to front, central heating radiator, Karndean flooring and storage cupboard. Stairs to first floor and doors leading to lounge, kitchen, study and shower room.

Lounge 23'11" x 11'1" (7.3 x 3.4)

With double glazing bay window to front and two central heating radiators.

Study 9'10" x 6'10" (3.0 x 2.1)

With double glazing window to side, central heating radiator and door leading to garage.

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

With obscured double glazing window to side, low level w.c. Heritage pedestal sink and walk in shower.

Kitchen Diner 24'11" max 11'9" min x 30'2" max 16'8" min (7.6 max 3.6 min x 9.2 max 5.1 min)

With double glazing bifold doors to rear, floor to ceiling double glazed apex window and two Velux windows. Feature gas fireplace with glass and slate surround, Hive operated gas water underfloor heating and Karndean laminate flooring throughout. Featuring a variety of fitted wall and base units with quartz work surface over and breakfast bar, two one and a half bowl Franke sinks with drainage, five ring Bosch induction hob with extractor fan over and Siemens microwave, grill and double oven. Integrated fridge, freezer and dishwasher, wine fridge and pantry cupboard. With space for dining table and chairs, walk way into seating area and door into utility.

Utility 8'10" max 5'2" max (2.7 max 1.6 max)

With obscured double glazing door to side, central heating radiator and LVT flooring. Fitted wall and base units with quartz work surface over, one and a half bowl sink and space and plumbing for white goods.

Landing

With double glazing window to front, central heating radiator and access to loft (partially boarded with ladder and lighting). Doors leading to bedrooms and family bathroom.

Bedroom One 11'5" x 10'9" (into wardrobe) (3.5 x 3.3 (into wardrobe))

With double glazing window to front, central heating radiator and fitted wardrobes for storage. Door leading to en-suite.

En-suite 5'6" x 6'2" (1.7 x 1.9)

With obscured double glazing window to side, heated towel rail and tiling to floor and walls. Low level w.c., wash hand basin and large steam shower.









Bedroom Two 11'9" x 11'5" (3.6 x 3.5)

With double glazing window to rear, central heating radiator and fitted wardrobes for storage. With door leading to en-suite.

En-suite 6'2" x 5'6" (1.9 x 1.7)

With obscured double glazing window to side, central heating radiator and tiling to floor and walls. Low level w.c., vanity with storage and large walk in shower with drench head.

Bedroom Three

Double glazed window to rear, central heated radiator.

Bedroom Four 8'10" x 8'10" (2.7 x 2.7)

With double glazing window to front and central heating radiator.

Family Bathroom 8'10" x 5'6" (2.7 x 1.7)

With obscured double glazing window to side, central heating radiator and tiling to floor and splashback. Low level w.c., oversized floating vanity wash hand basin with storage and fitted bath with hand held shower and extractor fan.

Garden

With lawned area, patio and established borders with fencing panels. Shed for storage and raised planter.

Garage 15'8" x 15'8" (4.8 x 4.8)

With double glazing window to front, door to rear and utility, up and over electric garage door. With central heating radiator, boiler, water tank, lighting and electricity points.

Council Tax Band

The council tax band is F

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.

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.

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

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GROUND FLOOR
1347 sq.ft. (125.1 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 2038 sq.ft. (189.3 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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