



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

*...doing things differently*

105 Park Road, Hagley, Stourbridge DY9 0QH

Guide Price £290,000

Three bedroom family home in Hagley!

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 a welcoming hallway opening into dining room, kitchen, large lounge, three excellent sized bedrooms and a newly refurbished family bathroom. The garden is low maintenance and has access to the rear. There is parking for multiple cars including the use of the garage! This property is certainly not one to be missed and viewings are highly recommended! EJ 24/5/24 V2 EPC=D







## Approach

Via block paved driveway, access to garage and front door leading to:

## Hallway

Welcoming hallway opening into dining area, access to storage cupboard and doors radiating to:

## Dining Room 7'2" x 10'2" (2.2 x 3.1)

Double glazed window to front, central heated radiator.

## Kitchen 7'10" x 11'1" (2.4 x 3.4)

Internal window to dining room, central heated radiator, fitted wall and base units with work surface over, one and half bowl sink with drainage and tiling to splashback, space/plumbing for white goods.

## Lounge 19'4" x 10'5" (5.9 x 3.2)

Two double glazed sliding patio doors to rear, central heated radiator, feature fireplace with gas fire.

## First Floor Landing

Central heated radiator on half way landing, access to loft and door opening into;

## Bedroom One 10'5" x 11'1" (3.2 x 3.4)

Double glazed window to rear, central heated radiator, ample fitted wardrobes and storage.

## Bedroom Two 13'5" x 7'10" (4.1 x 2.4 )

Double glazed window to rear, central heated radiator.

## Bedroom Three 7'10" x 8'2" (2.4 x 2.5)

Double glazed window to rear, central heated radiator.

## Family Bathroom 4'7" max x 10'9" max (1.4 max x 3.3 max)

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

## Garden

Low maintenance garden with patio area and established bedding sections.

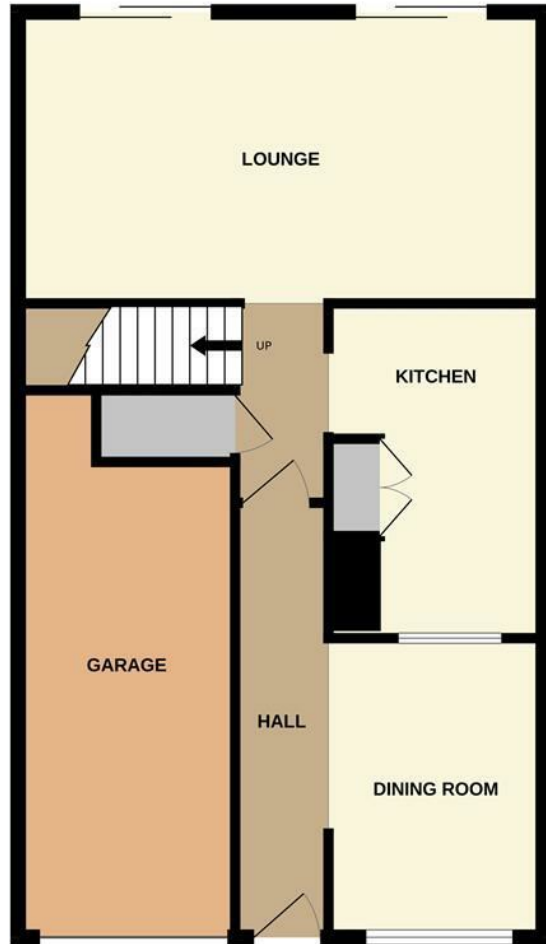
## Garage 8'2" max x 16'4" max (2.5 max x 5 max)

Up and over door, electric points, lighting and housing boiler.





GROUND FLOOR



1ST 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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# 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*



**Council Tax Band**

Tax band is C.

**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 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 Fee's**

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.

**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