



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

*...doing things differently*

**5 Stourbridge Road,, Hagley DY9 0QR**

**Asking Price £700,000**



A beautiful four bedroom home full of character! The family home is within a short distance of the village and the local amenities, including being close to the excellent local Hagley Primary School and High Schools.

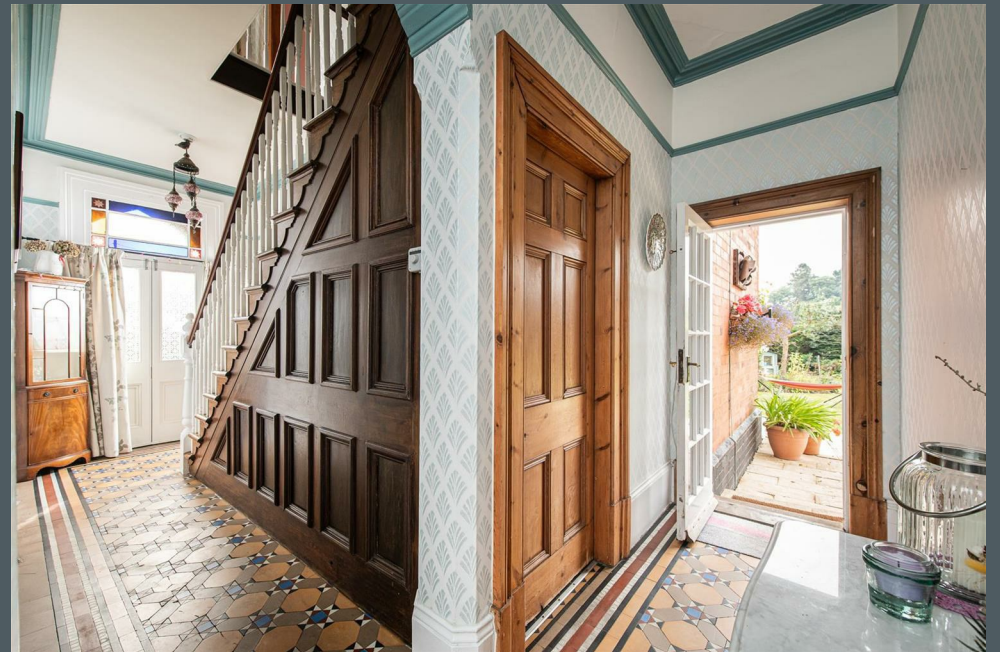
It also offers brilliant opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network. The ever popular National Trust Clent Hills is also a short distance for those wishing to be outdoors.

Comprising of welcoming entry hall with original flooring, large kitchen diner with utility and laundry room, two excellent sized reception rooms and benefits from a cellar which has amazing potential.

This house is perfect for growing families! On the first floor you will find four double bedrooms, a good sized family bathroom and separate W.C.

The fully refurbished coach house makes for a fabulous addition, to be used potentially as a gym, entertainment dwelling or extra living space.

Viewings are highly recommended to appreciate the charm this property provides! 17/7/24 V3 EJ EPC=E













## Approach

Via stone chipped driveway.

## Entrance hall

With door to front and rear, original feature tiling to floor and original panelling to walls, stairs to first floor and doors radiating to:

## Living Room 16'8" max 14'1" min x 16'0" max 15'5" min (5.1 max 4.3 min x 4.9 max 4.7 min)

With two sash windows to front and side, central heating radiator, feature fireplace with oak mantle over, log burner within, fitted storage and window seat.

## Family Room 16'8" max 14'1" min x 16'0" max 14'5" min (5.1 max 4.3 min x 4.9 max 4.4 min)

With sash window to side, double glazing window to rear and door out to garden.

## Kitchen Diner 21'7" x 12'1" (6.6 x 3.7)

With dual aspect sash windows to front and rear, central heating radiator, a variety of fitted wall and base units with work surface over and half bowl sink with drainer. Integrated Neff oven and microwave, integrated four ring gas hob with extractor fan over and kitchen island with space for fridge.

## Laundry Room 12'1" x 11'5" (3.7 x 3.5)

With sash window to rear, door to front and central heating radiator. With tiling to floor, fitted storage and space and plumbing for white goods.

## Downstairs W.C. 4'3" x 8'10" (1.3 x 2.7)

With obscured window to front, central heating radiator and tiling to floor and splashback. Low level w.c., wash hand basin and plumbing and space for white goods.

## Cellar 21'3" max 16'0" max (6.5 max 4.9 max)

Accessed via door in entry hall. Sectioned into three spaces.

## First Floor Landing

With windows to rear and side, central heating radiator and doors leading to:

## Main Bedroom 14'1" x 16'0" max 15'5" min (4.3 x 4.9 max 4.7 min)

With dual aspect sash windows to front and side, central heating radiator and solid wood flooring.

## Second Bedroom 14'1" x 15'5" max 14'9" min (4.3 x 4.7 max 4.5 min)

With dual aspect sash windows to side and rear and central heating radiator.

## Third Bedroom 12'1" x 14'1" (3.7 x 4.3 )

With sash window to front and central heating radiator.

## Fourth Bedroom 12'1" x 11'5" max 10'5" min (3.7 x 3.5 max 3.2 min)

Accessed via bathroom. With dual aspect windows to side and rear, central heating radiator, built in storage and door into bathroom.





















### **Family Bathroom 7'2" x 12'1" (2.2 x 3.7)**

With window to rear, chrome central heating radiator, tiling to walls and wood effect flooring. Wash hand basin freestanding bath with hand held shower and separate shower cubicle with drench head over.

### **W.C.**

With obscured window to front, central heating radiator and wood effect flooring, w.c. and loft access.

### **Coach House**

Split into two floors, fully refurbished with new flooring and stairs to first floor.

### **Coach House Ground Floor 26'6" max x 12'5" max (8.1 max x 3.8 max)**

With two obscured windows to front and access via door to side.

### **Coach House First Floor 27'10" max x 12'9" max (8.5 max x 3.9 max)**

With window to front and access to loft. Currently divided into two rooms.

### **Garden**

With patio area, large lawn area, established borders and greenhouse. Access to front via side of property.

### **Council Tax Band**

The council 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.

### **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*

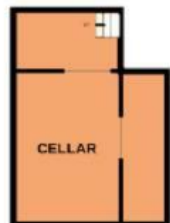


*Hagley Train Station*

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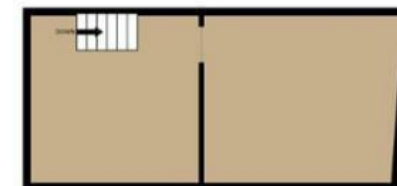
CELLAR



GROUND FLOOR



FIRST 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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