



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

*...doing things differently*  
**Hamilton House, Manor Gardens, Clent, DY0 0FA**

*Guide Price £1,350,000*

## Location

*Manor Gardens is set on the outskirts of the desirable village of Belbroughton, this stunning family home is nestled in the shadow of the National Trusts Clent Hills. For those who wish to enjoy outdoor pursuits there are a good variety of public footpaths leading to open countryside. The delightful Village offers a variety of eateries, local shop, post office and a delicious delicatessen. There is plenty for all the family to enjoy including the local cricket club and community activities for all ages. Neighbouring villages of Clent, Hagley, Chaddesley Corbett and Blakedown also provide exceptional schools, country pubs, farm shops and restaurants.*

*Hamilton House is approximately one mile from Belbroughton, three miles from Hagley and one mile from Blakedown. The larger towns of Stourbridge and Birmingham City Centre can be reached easily from the train stations located in both Blakedown and Hagley, ideal for commuting to Worcester, Birmingham and beyond, Further benefiting from easy access to the national motorway network.with London reached in approximately two hours.*





## Kitchen & Living Spaces

*The heart of the home is the Kitchen Living area which offers versatile family living. The extravagant Kitchen with a variety of Farrow & Ball painted units with matching island/breakfast bar with granite complementary work surfaces over quickly becomes the hub of the home.*

*The Kitchen is fully equipped with Siemens appliances including oven, combi oven, warming drawer, cooker extractor, induction hob, dishwasher and built in fridge/freezer. The room opens out into a living space with bi-fold doors opening into the rear garden. There is a separate utility room fully equipped for the running of a family home, helping to make tasks of family life uncomplicated.*

*The lounge with feature log burner, dining room and study are a lovely addition; perfect for those who enjoy cosy nights, working from home or love to entertain. There is underfloor heating throughout the ground floor and radiators presented in each room on the first floor, not to forget every room features a television point.*







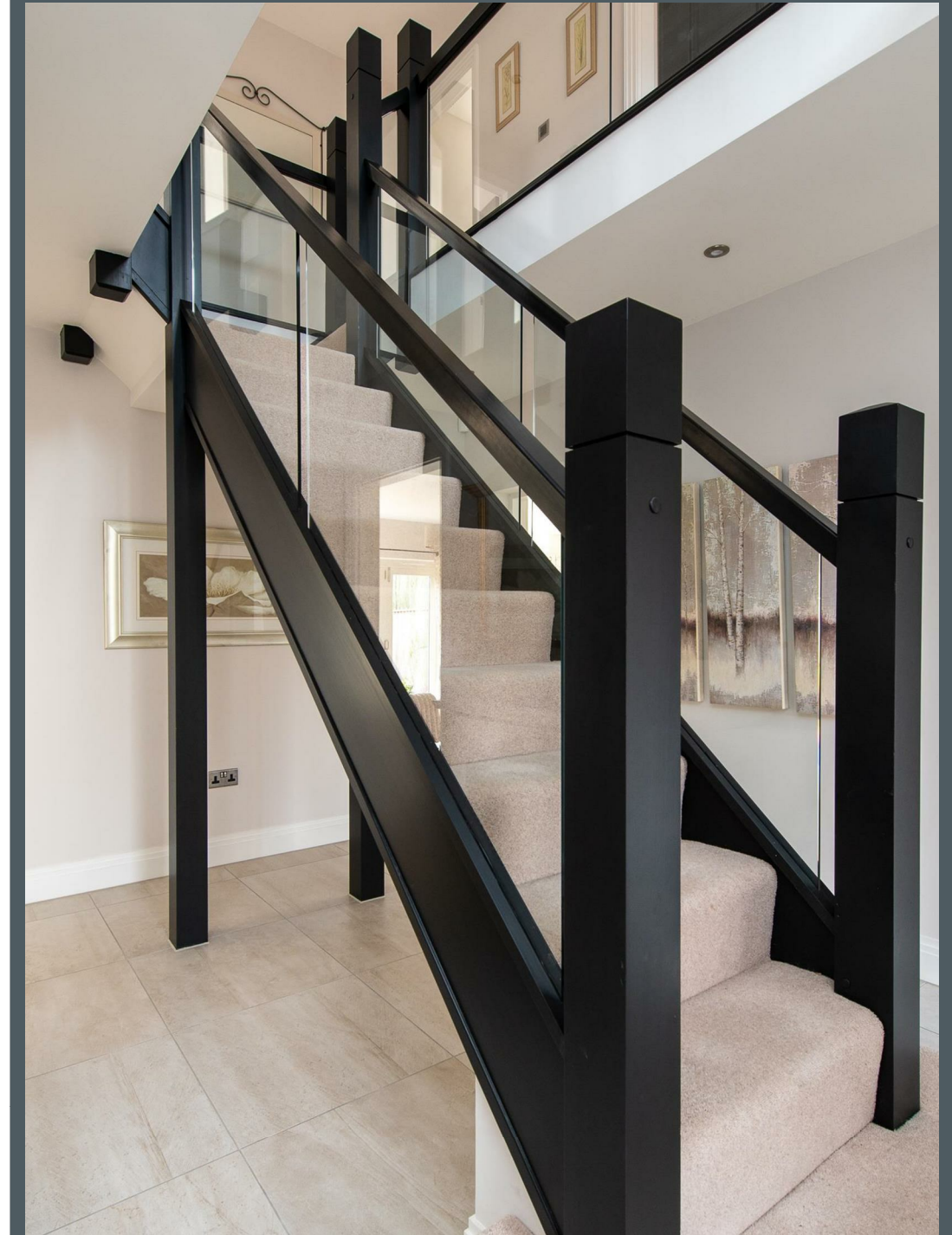
## Room Dimensions

### Ground Floor

Hallway	4.2 x 3 (13'8" x 9'10") max
Kitchen Living	8.3 x 6.3 (27'2" x 20'8") max
Lounge	5.7 x 4.2 (18'8" x 13'9")
Dining Room	4.2 x 3.6 (13'9" x 11'9")
Utility	2.2 x 4.3 (14'1" x 7'2")
Study	2.8 x 2.6 (9'2" x 8'6")
Downstairs Toilet	1.4 x 1.4 (4'7" x 4'7")
Garage	7.9 x 5.4 (25'11" x 17'8")

### First Floor

Bedroom One	8.9 x 4.5 (29'2" x 14'9") max
Ensuite	2.2 x 2.2 (7'2" x 7'2")
Walk-in-Wardrobe	4.6 x 1.8 (15'1" x 5'10")
Bedroom Two	4.9 x 3.9 (16'0" x 12'9") max
Ensuite	2.9 x 1.9 (9'6" x 6'2")
Bedroom Three	4.3 x 4.2 (14'1" x 13'9") max
Ensuite	2.9 x 1.8 (5'10" x 9'6")
Bedroom Four	4.1 x 3.5 (13'5" x 11'5")
Bedroom Five	3.1 x 2.9 (10'2" x 9'6") up to built in wardrobe
Family Bathroom	4.9 x 3.8 (16'0" x 12'5") max







## Bedrooms & Bathrooms

*All bathroom, cloakroom and en-suite facilities are finished to the highest of standards with Villeroy and Boch white sanitary ware and Hansgrohe taps and fittings. The added details of chrome heated radiators, bespoke cabinet mirrors, LED lighting and shaver sockets are some of the features that stand out from other designs.*

*The five bedrooms all allow double beds with ample room for furnishings. The main bedroom suite boasts a separate en-suite shower room and private dressing room/walk in wardrobe. Two further bedrooms have en-suite facilities, one of which with fitted wardrobes with plenty of hanging space and storage.*









## Outside

*Access to the property is via a main driveway towards the shared private electric double gates leading to the paved driveway and triple car garage with remote control access.*

*The outside space does not disappoint; the substantial rear garden is laid to lawn with close board fencing adding privacy and various planting beds. A large patio area accessed via bifold doors in both the living room and kitchen is perfect for those summer evenings. A further lawned area to the front of the property makes for beautiful kerb appeal and a welcoming sight to return home to.*



## Horgan Homes

*Originally built by Horgan Homes who have been designing and building luxury homes for nearly three decades, that blend exceptionally into their surroundings.*

*The high quality finish has excellent craftsmanship and is finished to the highest of standards. The current owners have maintained the impeccable design and details, making it one of a kind.*





### 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.

### 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.

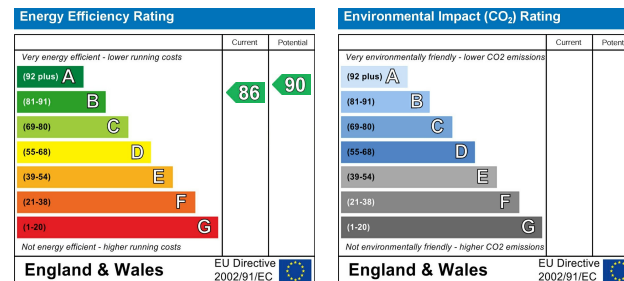
The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. 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

### 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.

### Council Tax Band

Wyre Forest District Council and the tax band is **G**.



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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**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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