



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

*...doing things differently*

**10 Pinchers Close, Belbroughton, DY9 9SX**

*Asking Price £650,000*

Located on the quiet, sought after cul de sac Pinchers Close, this four bedroom property is finished to an excellent standard throughout and situated in the heart of Belbroughton. Within walking distance of local amenities such as local eateries, local village shop with post office, hair dressers, the Belbroughton cricket club and various local walks over the Clent Hills, could this be the ideal family home? Falling within catchment for the Belbroughton Primary School and Haybridge High School alongside excellent commuter links to via motorway to the M5 and just a 10 minute drive to Hagley train station offering links to Birmingham, Worcester and beyond.

The property comprises of a welcoming entrance hall, large kitchen living space perfect for entertaining and a further dining room and reception room. A utility and downstairs w.c. complete the ground floor. Upstairs you will find four good sized bedrooms, one with ensuite and a further family bathroom. To the rear of the property is a lovely garden with lawn and patio areas, to the front is a further garden and driveway with access to the garage.

V1 EJ 19/3/24 EPC=D







### Approach

Approached via stone chipped driveway with lawned front garden and pathway leading to front door.

### Hallway

With double glazing window to front, central heating radiator, parquet flooring and fitted storage.

### Lounge 11'5" x 16'0" (3.5 x 4.9)

With dual aspect double glazing window to front and French doors to rear, central heating radiator and parquet flooring. Beautiful feature fireplace with gas fire and granite surround.

### Dining Room 9'6" x 13'9" (2.9 x 4.2)

With double glazing French doors to rear, central heating radiator and parquet flooring.

### Open Plan Kitchen Living 26'6" max 9'2" min x 12'9" max 8'2" min (8.1 max 2.8 min x 3.9 max 2.5 min)

With dual aspect double glazing windows to front and rear, French doors out to rear, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with work surface over, sink with drainage and mixer tap, free standing Smeg four ring gas hob with extractor over and integrated Beko dishwasher.

### Downstairs W.C. 7'2" x 6'2" (2.2 x 1.9)

With obscured double glazing window to front, chrome heated towel rail and tiling to floor. Low level w.c. and wash hand basin.

### Utility 9'2" x 5'6" (2.8 x 1.7)

With door to rear, central heating radiator and tiling to floor. Space and plumbing for white goods.

### First Floor Landing

With double glazing window to front, access to loft and storage cupboard.

### Bedroom One 16'0" max x 13'9" max (4.9 max x 4.2 max )

With dual aspect double glazing window to side and rear, further Velux window, two fitted wardrobes and walk way to ensuite.

### En-suite 10'2" x 5'10" (3.1 x 1.8)

With chrome heated towel rail, tiling to half wall and splash back. Low level w.c., wash hand basin and walk in shower with drench head and inset shelving.

### Bedroom Two 17'8" x 10'2" (5.4 x 3.1)

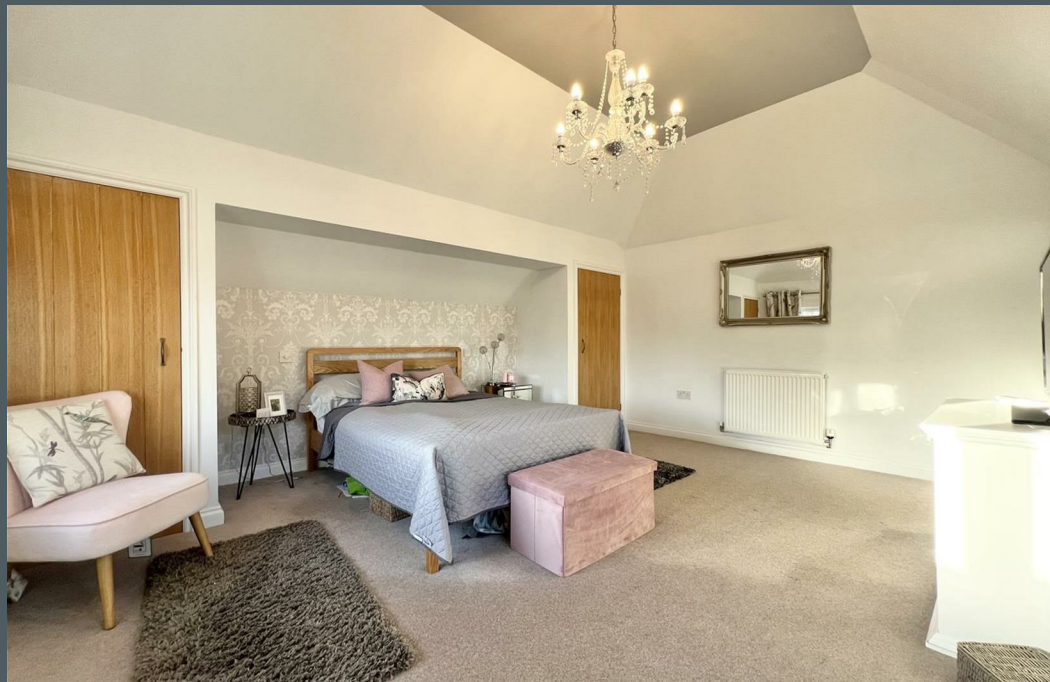
With double glazing window to front, central heating radiator and access to loft. AGENT NOTE: restricted head height.

### Bedroom Three 12'9" max x 9'2" (3.9 max x 2.8)

With double glazing window to rear and central heating radiator.













**Bedroom Four 11'9" max x 6'10" max (3.6 max x 2.1 max)**

With double glazing window to front and central heating radiator.

**Family Bathroom 6'2" x 7'6" (1.9 x 2.3)**

With obscured double glazing window to front and chrome heated towel rail. Low level w.c., fitted wash hand basin and freestanding bath.

**Garden**

With block paved patio, lawned area and established borders with fence panels.

**Garage 8'6" x 17'0" (2.6 x 5.2)**

With electric barn style garage door, electric and lighting points and housing boiler.

**Council Tax**

The council tax band is E.

**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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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 reserves the right to obtain electronic verification.



# 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*

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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