



LexAllan
Grove *Village*

...doing things differently

9 Newfield Road,, Hagley DY9 0JP

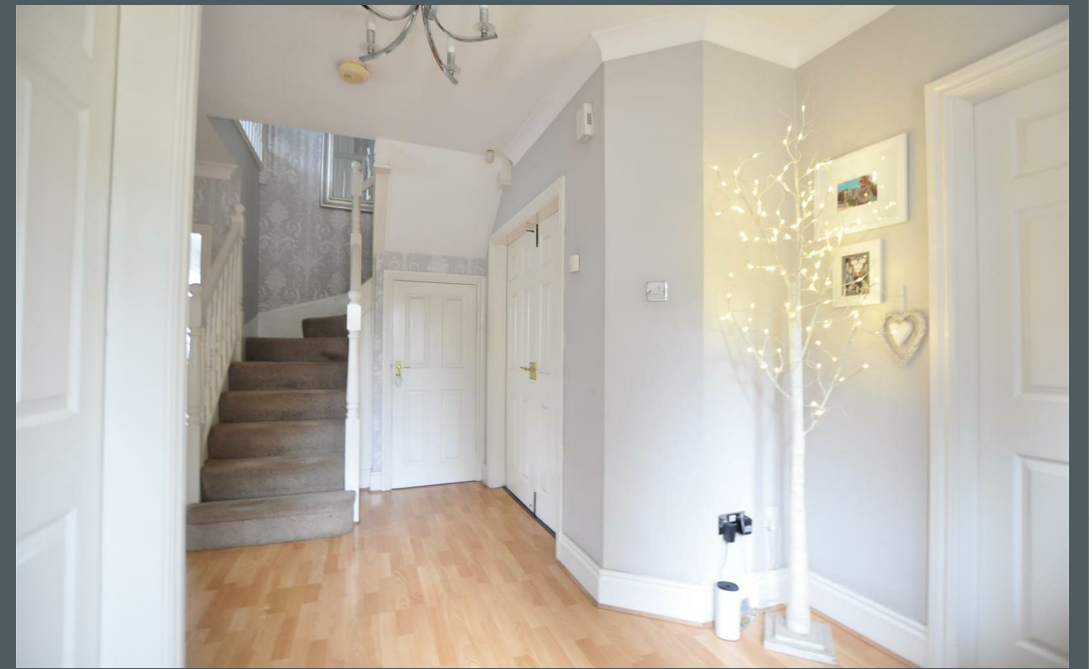
Guide Price £999,500

UNEXPECTEDLY BACK TO MARKET! An excellent opportunity to purchase a beautiful detached family home on Newfield Road! With five double bedrooms and annexe with further lounge, bedroom, bathroom and its own kitchen, this property provides various options for accommodation. 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 stones throw away and with the villages of Clent and Belbroughton also being within easy reach.

The property comprises of welcoming entrance hall, large kitchen diner, lounge, snug and dining room. Upstairs you will find the five double bedrooms, two en-suites and family bathroom. The annexe, accessed separately or via dining room, makes an excellent space for multi-generation living, those with an older child looking for some independence or an office space. An added benefit of this property is a shared outdoor space located at the top of the cul-de-sac to be used by residents at their leisure.

Viewings are highly recommended to appreciate the space on offer within.

EPC=D EJ 6/2/24 V1







Approach

Approached via gravel driveway with block paved path up to front door. With separate access to annexe.

Entrance Hall

With door to front, central heating radiator, stairs to first floor with storage cupboard underneath and doors radiating to:

Front Reception Room 11'1" x 8'10" max (into bay) 7'2" min (3.4 x 2.7 max (into bay) 2.2 min)

With double glazing bay window to front, central heated radiator and fitted storage.

Rear Reception Room 13'9" x 21'3" (4.2 x 6.5)

Accessed via double doors from entrance hall. With double glazing French doors to rear and one double glazing window to side. Two central heating radiators and large sandstone feature fireplace with coal burner.

Kitchen Diner 23'3" max 17'4" min x 20'0" max 9'10" min (7.1 max 5.3 min x 6.1 max 3.0 min)

With four double glazing windows to rear, trifold doors to side and central heating radiator. Featuring a variety of fitted wall and base units with quartz work surface over. Separate matching island with five ring gas hob and extractor fan over. One and a half bowl sink with drainage, integrated dishwasher, fridge freezer and four Neff ovens. With space for dining table and chairs or seating area and door into utility.

Utility 9'6" x 5'2" (2.9 x 1.6)

With door to side, central heating radiator, fitted wall and base units with work surface over and housing boiler. Large sink with drainage and space and plumbing for white goods.

Dining Room 11'1" max 9'6" min x 12'9" max 7'6" min (3.4 max 2.9 min x 3.9 max 2.3 min)

With double glazing window to side, central heating radiator and door into annexe.

Downstairs W.C. 3'7" x 6'2" (1.1 x 1.9)

With obscured double glazing window to front, central heating radiator and tiling to splashback. Low level w.c. and pedestal wash hand basin.

First Floor Landing

Large gallery landing with central heating radiator, airing cupboard and doors leading to bedrooms and family bathroom.

Main Bedroom 13'5" (not into wardrobe) 8'2" min x 12'1" max 10' (4.1 (not into wardrobe) 2.5 min x 3.7 max 3.2 min)

With double glazing window to front, central heating radiator, ample fitted storage and door into en-suite.

En-suite 5'6" x 9'6" (1.7 x 2.9)

With obscured double glazing window to front, central heating radiator and tiling to splashback. w.c., wash hand basin with storage, fitted bath with hand held shower and large walk in shower.











Second Bedroom 9'6" x 13'9" (2.9 x 4.2)

With double glazing window to rear, central heating radiator and door to en-suite.

En-suite 3'11" x 9'2" (into shower) (1.2 x 2.8 (into shower))

With obscured double glazing window to side, central heating radiator and tiled splashback, w.c., pedestal wash hand basin and large shower cubicle.

Third Bedroom 13'9" max 8'2" min (not into wardrobe) x 10'5" max (4.2 max 2.5 min (not into wardrobe) x 3.2 max 0.9)

With double glazing window to rear, central heating radiator, fitted storage and access to loft via hatch.

Fourth Bedroom 12'1" max 11'1" min x 9'2" max 7'6" min (3.7 max 3.4 min x 2.8 max 2.3 min)

With double glazing window to front and central heating radiator.

Fifth Bedroom 10'2" x 9'6" (3.1 x 2.9)

With double glazing window to rear and central heating radiator.

Family Bathroom 8'10" max 6'10" min x 9'2" max 5'6" min (into show (2.7 max 2.1 min x 2.8 max 1.7 min (into shower))

With obscured double glazing window to side, central heating radiator and tiled splashback, w.c., pedestal wash hand basin, fitted bath with hand held shower and large shower cubicle.

Annexe- Living Room 16'4"/3'3" max 8'6" min x 16'8" max 7'2" min (5/1 max 2.6 min x 5.1 max 2.2 min)

With three double glazing windows to side and door for access. Two central heating radiators, feature fireplace and doors leading to kitchen and bedroom.

Annexe- Kitchen 9'6" x 7'10" (2.9 x 2.4)

With double glazing window to side, central heating radiator and tiled splashback. Featuring a variety of fitted wall and base units with work surface over, one and a half bowl sink with drainage, gas cooker with four ring hob and extractor fan over. Space and plumbing for fridge freezer and dishwasher.

Annexe- Bedroom 18'0" max 7'6" min x 14'1" max 3'7" min (5.5 max 2.3 min x 4.3 max 1.1 min)

With double glazing bay window to side, central heating radiator, storage cupboard and doors leading to en-suite, living room and house dining room.

Annexe- Bathroom 5'6" max 3'11" min x 6'2" max (into shower) 4'7" m (1.7 max 1.2 min x 1.9 max (into shower) 1.4 min)

With obscured double glazing window to side, central heating radiator and tiled splashback, w.c., pedestal wash hand basin and shower cubicle.

Garden

With patio and lawned area, established borders with fence panels and shed for storage. Side access via front of property.

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.

Council Tax Band

The council tax band is G.

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

...doing things differently



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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