



LexAllan  
Grove *Village*

*...doing things differently*

15 South Road, Hagley, DY9 0JT

Guide Price £775,000

Lex Allan & Grove Village are proud to present this fabulous property located on the ever popular South Road. With four bedrooms, one with ensuite, two good sized reception rooms, large kitchen and family bathroom, this home is perfect for those looking for their forever family home with excellent potential. Completing the property is a wonderful rear garden and large driveway with ample parking.

The location of Hagley 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. For those looking to enjoy the obvious benefits of the National Trust Clent Hills, that too is within a short distance.

To appreciate the potential within this home, viewings are highly recommended.

EJ V1 27/3/24 EPC=D







## Approach

Approached via stone chipped driveway with privacy hedging to front, gate for side access to garden and potential to add security gates at the front.

## Entrance Hall

With central heating radiator and doors radiating to:

## Living Room 22'3" max x 16'0" max (6.8 max x 4.9 max)

With two double glazing windows to side and double glazing bow window to front featuring stained glass. Two central heating radiators and feature fireplace with log burner and marble surround.

## Dining Room 11'9" x 16'0" (3.6 x 4.9)

With double glazing window to side and rear and door out to garden. Two central heating radiators, feature fireplace and doors linking through to living room.

## Kitchen 14'9" x 13'9" (4.5 x 4.2)

With double glazing window to rear and central heating radiator. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink, five ring gas hob with extractor and integrated oven, grill and microwave. With space for dining table and chairs.

## Utility 10'2" x 5'10" (3.1 x 1.8)

With double glazing window to rear and door out to garden. Fitted wall and base units with worksurface over, sink with drainage and space and plumbing for white goods.

## Hallway

With large storage cupboard and doors radiating to bedrooms and family bathroom.

## W.C 4'7" x 5'10" (1.4 x 1.8)

With chrome heated towel rail, tiled half wall, pedestal sink and w.c.

## Bedroom Four 11'9" x 9'6" (3.6 x 2.9)

With double glazing window to front and central heating radiator.

## Bedroom Three 11'9" max 9'6" min x 11'9" (3.6 max 2.9 min x 3.6)

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

## Bedroom Two 12'1" max 11'9" min x 12'9" max (3.7 max 3.6 min x 3.9 max )

With double glazing window to side, central heating radiator and fitted storage cupboard.

## Bedroom One 14'9" x 11'5" (4.5 x 3.5)

With double glazing window to rear, central heating radiator and door leading to ensuite.

## Ensuite 8'10" max 7'2" min x 11'5" max 5'2" min (2.7 max 2.2 min x 3.5 max 1.6 min)

With two obscured double glazing windows to rear, central heating radiator and tiling to floor and splashback. Large vanity sink with storage, w.c, fitted shower and separate bath.











**Family Bathroom 14'1" max 8'2" min x 11'5" max 5'10" min (4.3 max 2.5 min x 3.5 max 1.8 min)**

With obscured double glazing window to front, central heating radiator and further chrome heated towel rail, tiled flooring and splashback. Large vanity sink with storage, w.c, bidet, large walk in shower cubicle and separate freestanding bath.

**Garden**

With patio area, lawn and established borders with fence panels and hedging. Gate to side for access out to driveway, shed for storage and pathway with access to outdoor w.c and garage.

**Outside W.C 3'11" x 6'2" (1.2 x 1.9)**

With double glazing window to rear, w.c and sink.

**Garage 15'8" max x 16'8" (4.8 max x 5.1)**

With two privacy windows to side, up and over garage door and housing boiler, lighting and electrical points.

**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 Grove 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 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.

# 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



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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