



LexAllan
Grove *Village*

...doing things differently

Hill House, 61 Park Lane, Bewdley, DY12 2HA

Asking Price £825,000

Hill House is a superb family home tucked away off a private road in the ever-popular town of Bewdley with its shops, restaurants, schools, and lovely riverside walks.

This traditional style property is presented to an extremely high standard by the current owners and provides versatile and spacious accommodation.

Approached via an in-out driveway, a welcoming entrance hall leads to four reception rooms including a conservatory, and a delightful country style kitchen with ample room for family dining. In addition, there is a large utility area with toilet and wash basin.

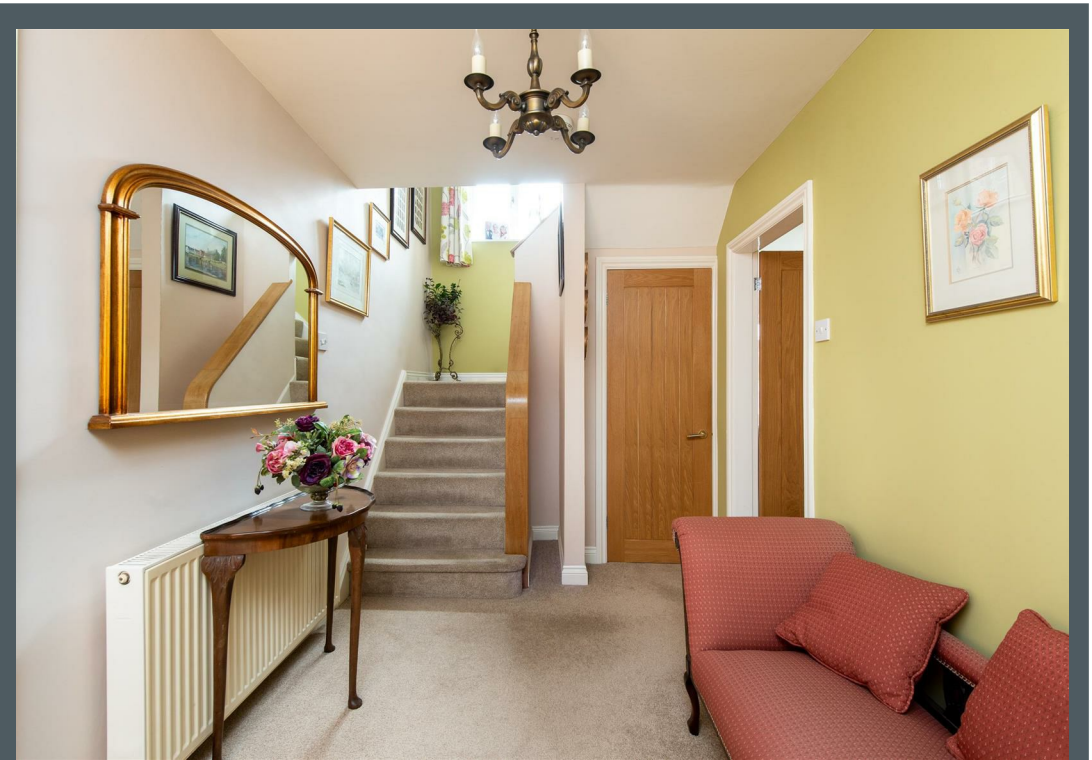
Upstairs are four double bedrooms, two of which boast en-suite facilities and a further family bathroom.

The glorious south facing garden is a major feature of the house. Planted with a wealth of mature trees, shrubs and perennials with patios and summerhouse, makes it ideal for outdoor entertaining and family activities.

The property backs on to fields, ideal for walks, with access to a small play park with slides and swings.

In all, Hill House must be viewed to appreciate the versatility and abundance of accommodation on offer together with superb outside space and delightful far-reaching views.

V1 EJ 2/4/24 EPC=D







Approach

Approached via in and out driveway with front lawn, access to garage and gate for access to garden at rear.

Porch

With double glazing windows and door to front, door leading to:

Entrance Hall

With central heating radiators, door to under stairs cloaks and storage cupboard and doors radiating to:

Lounge 17'0" x 12'1" (5.2 x 3.7)

With dual aspect double glazing windows to front and side, French doors leading to conservatory, central heating radiator and exposed brick fireplace with open fire.

Sitting Room/ Snug 14'1" x 11'1" (4.3 x 3.4)

With double glazing window to rear, central heating radiator and beautiful feature fireplace with electric log burner and oak mantle over. Double doors leading to Study and further doors leading to kitchen and conservatory.

Study 10'9" x 11'5" (3.3 x 3.5)

With double glazing window to front, central heating radiator and fitted desk with shelving.

Conservatory 19'4" x 10'2" (5.9 x 3.1)

Roofed conservatory for all year use with terracotta tile flooring, double glazing windows surround and French doors out to the garden, along with further door for access.

Kitchen/Breakfast Room 13'9" x 15'1" (4.2 x 4.6)

With double glazing window to rear, central heating radiator and wood effect flooring. Featuring a variety of fitted wall and base units with work surface over, one and a half bowl sink with drainage and freestanding five ring Rangemaster cooker with extractor fan over. Integrated Bosch dishwasher and fridge, with doors leading to utility and rear garden.

Utility Room 8'2" x 8'10" (2.5 x 2.7)

With obscured double glazing window to front and door giving front access, wood effect flooring and tiled splashback. Various fitted wall and base units with work surface over, sink with drainage and space and plumbing for white goods. In addition to the utility is a further pantry area with obscured double glazing window to front, central heating radiator and fitted cupboards for storage.

Downstairs W.C.

With heated towel radiator, wood effect flooring and panelled half wall, w.c., wash basin and extractor fan.

First Floor Landing

With double glazing window to rear, access to loft and doors radiating to:











Bedroom One 13'5" max 9'2" min x 22'3" max 11'9" min (4.1 max 2.8 min x 6.8 max 3.6 min)

With dual aspect double glazing windows to front and rear, two central heating radiators and bespoke fitted His & Hers wardrobes alongside matching dressing table, bedside tables and chest of drawers. Door leading to en-suite.

En-suite 3'7" x 7'10" (1.1 x 2.4)

With wood effect flooring to floor, tiling to walls, chrome heated towel rail, vanity wash basin with storage, fitted cabinet with light over, w.c. and fitted shower cubicle with drench head over.

Bedroom Two 12'1" max 9'2" min x 17'0" max 9'2" min (3.7 max 2.8 min x 5.2 max 2.8 min)

With dual aspect double glazing windows to front, side and rear, two central heating radiators and door leading to en-suite.

En-suite 7'6" x 2'7" (2.3 x 0.8)

With tiling to walls and wood effect flooring, chrome heated towel rail, vanity wash basin with storage, w.c. and fitted shower cubicle with drench head over.

Bedroom Three 11'1" x 11'5" (into wardrobe) (3.4 x 3.5 (into wardrobe))

With double glazing window to rear, central heating radiator and bespoke fitted wardrobes, matching chest of drawers and bedside cabinets.

Bedroom Four 11'1" x 11'1" (into wardrobe) (3.4 x 3.4 (into wardrobe))

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

Bathroom 7'6" x 7'6" (2.3 x 2.3)

With obscured double glazing window to front, chrome heated towel rail, tiling to floor and splashback, underfloor heating, matching vanity suite with w.c. and wash basin with storage, 'P' shape fitted bath with drench shower head over.

Garden

Sitting at approximately half an acre with patio area, lawns and established borders with fence panels and hedging. Sheds for storage, greenhouse and hedge walkway with pond and vegetable patch.

Garage 10'2" max x 16'4" max (3.1 max x 5.0 max)

With electric roller door, housing boiler, electric and lighting points and storage overhead.

Garage/Store 7'6" max x 16'4" max (2.3 max x 5.0 max)

With up and over door, lighting points and storage.

Council Tax

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.

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





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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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 Act

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.

GROUND FLOOR
1401 sq.ft. (130.2 sq.m.) approx.



1ST FLOOR
907 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 2308 sq.ft. (214.4 sq.m.) approx.

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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