



LexAllan
Grove *Village*

...doing things differently

1 Green Meadow,, Stourbridge DY9 0XY

Guide Price £575,000

Lex Allan & Grove Village are pleased to market this fabulous four bedroom detached home located on the popular cul-de-sac of Green Meadow. Conveniently situated on the outskirts of Hagley, overlooking the countryside beyond, this property is perfect for those looking to be within easy access of the amenities that Hagley Village has to offer whilst having a more rural feeling. With great local schooling and convenient commuter links such as the Hagley train station and quick access to the motorway, don't miss the opportunity to view!

The property comprises of welcoming entrance hall, study and dining room, large living room and excellent sized kitchen with further utility and w.c. Upstairs you will find the four bedrooms, one of which with en-suite and the family bathroom. The garden provides a wonderful space for families to spend time outside, with established borders for security. 23/5/24 V2 EJ EPC=C





Approach

Via stone chipped driveway.

Entrance Hall

With central heating radiator, stairs to first floor and doors leading to:

Dining Room 10'5" x 11'9" (3.2 x 3.6)

With double glazing window to front and central heating radiator

Study 8'2" x 10'5" (2.5 x 3.2)

With double glazing window to front, central heating radiator and wood effect flooring.

Living Room 17'4" max x 13'1" max (5.3 max x 4.0 max)

With double glazing French doors to rear, central heating radiator and feature gas fire with marble hearth and sandstone mantle.

Kitchen 13'9" max x 12'1" max (4.2 max x 3.7 max)

With double glazing window to rear and door to side. Featuring a variety of Wren kitchen wall and base units with work surface over and tiled splashback, one and a half bowl stainless steel sink with drainage, hob with extractor fan, integrated Neff oven and grill, Hotpoint dishwasher and integrated fridge freezer.

W.C.

With obscured double glazing window to side, central heating radiator and tiling to half walls. Low level w.c. and hand wash basin.

Utility 5'6" x 8'2" (1.7 x 2.5)

With door to side for access, central heating radiator, space and plumbing for white goods and housing boiler.

First Floor Landing

With double glazing window to front, central heating radiator, airing cupboard and access to loft via hatch.

Bedroom One 10'5" x 15'5" (3.2 x 4.7)

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

En-suite 5'6" x 5'2" (1.7 x 1.6)

With obscured double glazing to rear, central heating radiator and tiling to floor and walls. Low level w.c., pedestal wash hand basin and shower cubicle.

Bedroom Two 10'5" x 13'9" max (into wardrobe) (3.2 x 4.2 max (into wardrobe))

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

Bedroom Three 9'6" x 10'9" (2.9 x 3.3)

With double glazing windows to rear and central heating radiator.









Bedroom Four 8'2" x 10'5" (2.5 x 3.2)

With double glazing window to front and central heating radiator.

Family Bathroom 8'2" x 5'10" (2.5 x 1.8)

With obscured double glazing window to side, chrome heated towel rail and tiling to walls. Low level w.c., pedestal wash hand basin and fitted bath.

Garden

With two patio areas and lawn, established borders with both brick and fence panels and gate to side for access.

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 F.

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.

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.



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



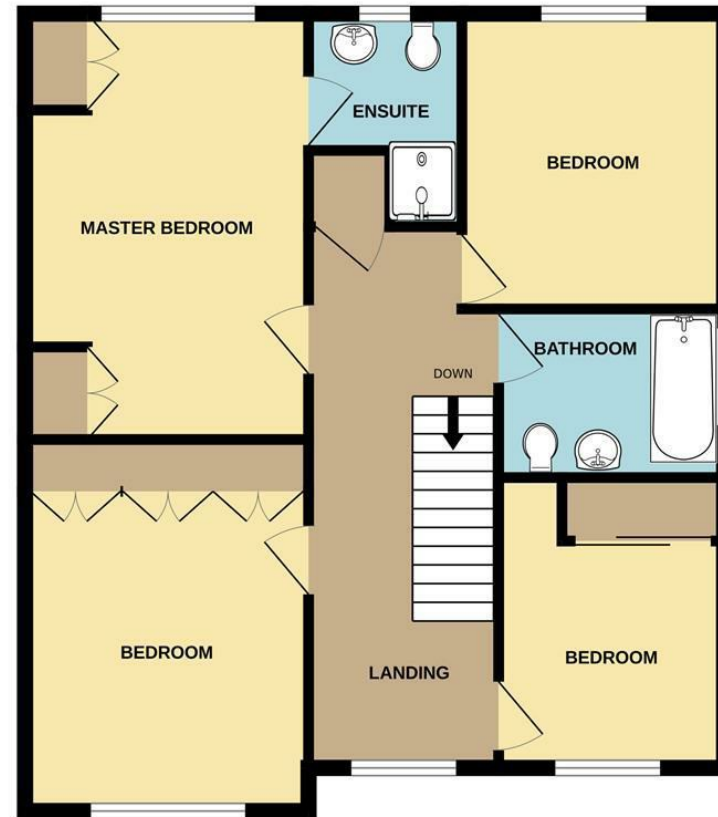
Hagley Train Station

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GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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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**LexAllan
Grove**

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