



LexAllan
Grove *Village*

Paradora Belbroughton Road, Blakedown, Stourbridge DY9 0EW

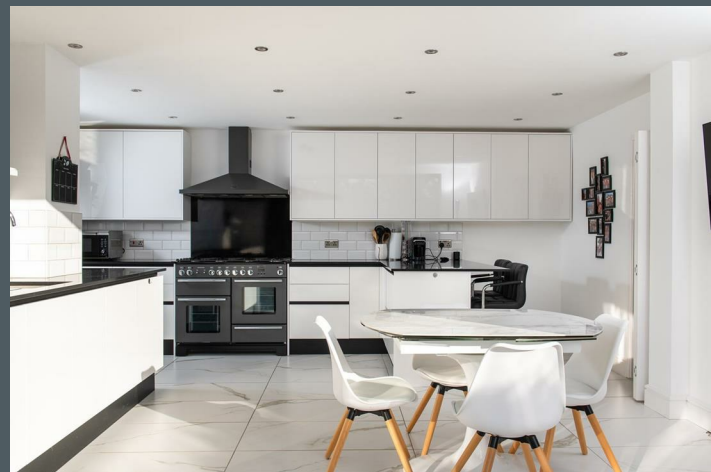
...doing things differently
Guide Price £895,950

Paradora is a beautiful four bedroom detached family home located on the outskirts of Blakedown, just a short drive away from the neighbouring villages of Clent, Belbroughton and Hagley. Ideally located for those of you wanting to enjoy the obvious benefits of semi-rural living and enjoy some of the areas most beautiful countryside, yet within easy reach of urban civilisation. The home is approximately 1 mile from Belbroughton, 1 miles from Hagley and 0.8 miles from Blakedown. The larger towns of Stourbridge and Birmingham City Centre can be reached easily from the train stations located in both Blakedown and Hagley, ideal for commuting to Worcester, Birmingham and beyond, London can be reached in approximately 2 hours 20 minutes. Whether you are looking for a modern secluded family home, or a tranquil location with open countryside Paradora has it all.

The property comprises of a welcoming hallway, offering four multi-functional reception rooms, a large kitchen diner and utility with downstairs shower room. Upstairs you will find the main bedroom with en-suite, a further three bedrooms and the family bathroom. The outside offers a large patio area with heated swimming pool and further lawn area beyond. The additional benefit of a summer house with separate storage area and space for hot tub! This home is perfect for families and entertaining! This energy efficient home with solar panels is desirable by most, viewings are highly recommended! EJ 23/2/24 V1 EPC=A







Approach

Via electric gate to driveway with parking for ample cars. Door leading to:

Porch

With double glazing window to side, oversized ceramic tiling to floor and door leading to:

Entrance Hall 11'9" max 7'2" min x 11'9" max 8'6" min (3.6 max 2.2 min x 3.6 max 2.6 min)

With central heating radiator, oversized ceramic tiling to floor, spotlights to ceiling. Stairs to first floor with storage underneath and doors radiating to:

Sitting Room 15'8" x 11'9" (4.8 x 3.6)

With double glazing window to front and electric underfloor heating. Spotlights to ceiling and T.V points.

Office 10'5" x 7'10" (3.2 x 2.4)

With dual aspect double glazing windows to front and side, wall mounted electric heater and oversized ceramic tiling to floor.

Downstairs W.C.

With obscured double glazing window to front and oversized ceramic tiling to floor. Low level w.c., vanity unit with storage and extractor fan.

Dining Room 12'1" x 10'5" (3.7 x 3.2)

Currently being used as a Games Room with central heating radiator, oversized ceramic tiling to floor, arched step down to living room and door leading to kitchen breakfast room.

Lounge 24'11" x 14'9" (7.6 x 4.5)

With double glazing full length windows and bifold doors to rear overlooking the swimming pool and patio area. Oversized ceramic tiling to floor and feature fireplace with gas fire.

Kitchen 20'0" max 12'9" min x 14'9" max 7'10" min (6.1 max 3.9 min x 4.5 max 2.4 min)

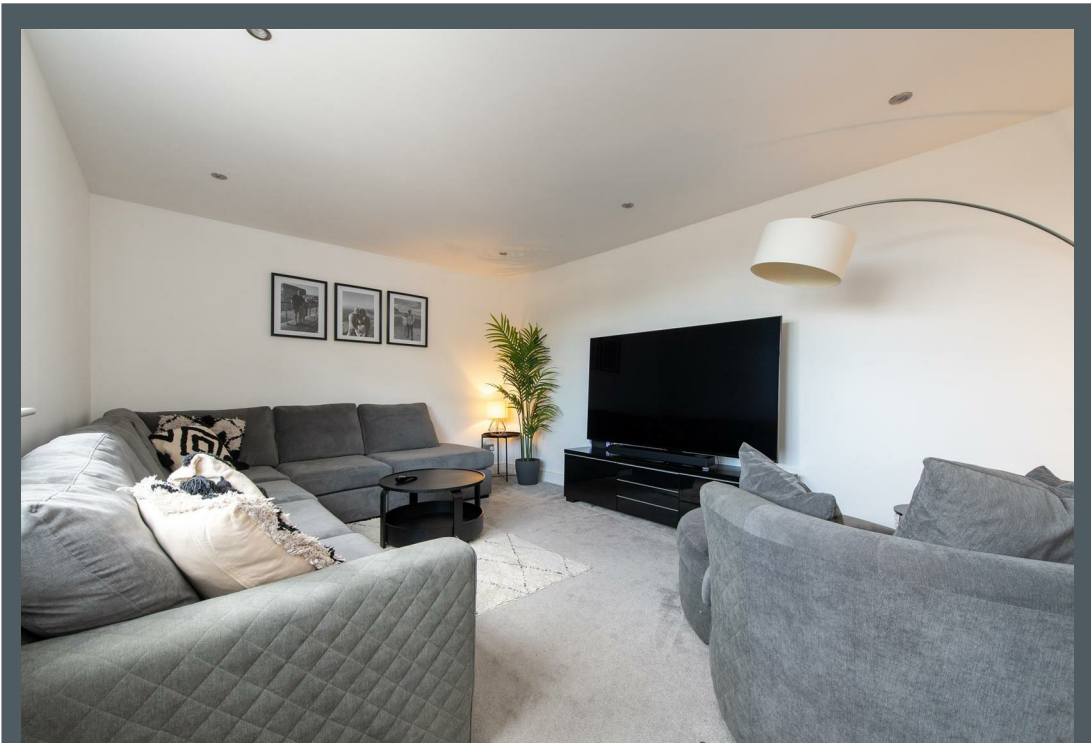
With double glazing bifold doors to rear, electric underfloor heating and oversized ceramic tiling to floor. Featuring a variety of Howdens fitted wall and base units with quartz work surface over and matching breakfast bar. Space for large rangemaster cooker with six ring gas hob. Inset sink with drainage, hot tap and filtered water, integrated wine fridge, SMEG dishwasher and space for white goods.

Utility 8'2" x 9'6" (2.5 x 2.9)

With double glazing windows and door to rear, central heating radiator and oversized ceramic tiling to floor. Sink with drainage, housing boiler and space and plumbing for white goods. Sliding door leading to:

Shower Room 6'2" max 4'11" min x 7'6" max 2'3" min (1.9 max 1.5 min x 2.3 max 0.7 min)

With chrome heated towel rail, tiling to walls and oversized ceramic tiling to floor. Low level w.c., vanity unit with storage and walk in shower with adjustable handheld shower and drench head.













First Floor Landing

With doors leading to bedrooms and family bathroom.

Bedroom One 11'9" x 10'9" (into wardrobe) (3.6 x 3.3 (into wardrobe))

With double glazing window to rear, central heating radiator and fitted wardrobes with sliding doors. Door leading to en-suite.

En-suite

With double glazing window to rear, chrome heated towel rail and tiling to floor and walls, spot lights to ceiling. Low level w.c., vanity unit with storage and corner shower cubicle.

Bedroom Two 17'0" max 7'2" min x 7'10" max 4'11" min (5.2 max 2.2 min x 2.4 max 1.5 min)

With double glazing windows and door out to rear balcony and central heating radiator.

Balcony 14'9" x 7'2" (4.5 x 2.2)

With glass surround, part Astro turf part composite plastic decking, overlooking the rear garden,

Bedroom Three 11'9" (into wardrobe) x 10'5" (3.6 (into wardrobe) x 3.2)

With double glazing window to front, central heating radiator and fitted wardrobes with sliding mirrored doors.

Bedroom Four 10'9" x 7'10" (3.3 x 2.4)

With double glazing window to front and central heating radiator.

Family Bathroom

With double glazing window to front, chrome heated towel rail and tiling to floor and walls, spotlights to ceiling. Low level w.c., vanity unit with storage, corner shower cubicle and freestanding bath. Storage cupboard with water tank.

Garden

With large patio area, lawn and swimming pool heated with new Air Source Heat Pump and a decorative waterfall feature. Established borders with a mixture of fence panels and hedging, summerhouse with further storage shed and sheltered area for hot tub.

Summer House 16'0" x 14'1" (4.9 x 4.3)

With double glazing surrounding windows and door, wi-fi connection, wooden flooring and water and electric points.

Shed 14'1" x 3'11" (4.3 x 1.2)

With single glazing window to front.

Council Tax Band

The council tax band is G.

Tenure

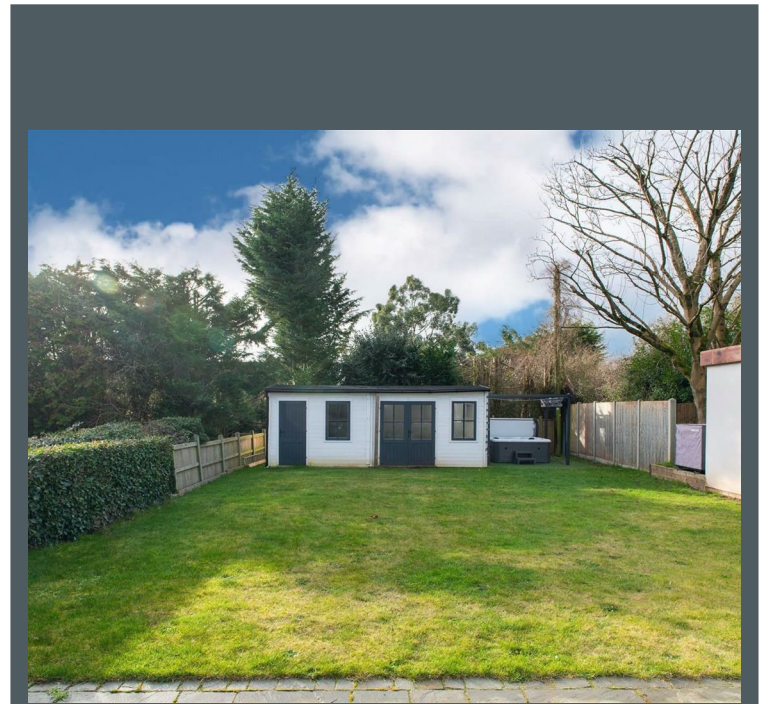
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

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





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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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.



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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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