



LexAllan
Grove *Village*

...doing things differently

35 Lynwood Drive, Blakedown, DY10 3JZ

Asking Price £340,000

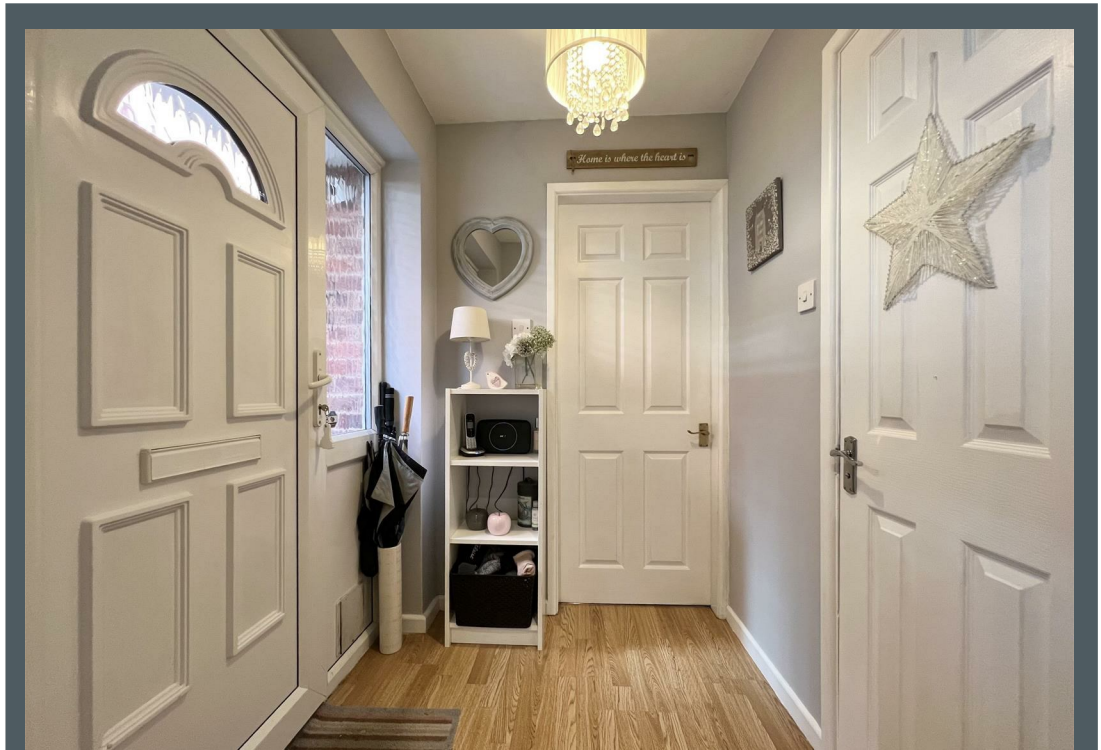
Welcome to Lynwood Drive, Blakedown, Kidderminster - a charming property that could be your next dream home! A well-presented 3-bedroom family home in the popular village of Blakedown, giving access to excellent primary schools and within catchment area of the popular Haybridge High School. The property is also within a short walk of Blakedown train station, giving access to Birmingham, Worcester and beyond.

This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three good sized bedrooms, there's plenty of space for the whole family to unwind and make memories.

The property features a family bathroom, ensuring convenience and comfort for all residents. Additionally, the downstairs w.c. adds a touch of practicality to this lovely home. The open-plan kitchen dining area is ideal for hosting dinner parties or enjoying casual meals with family.

Parking is always a breeze with space for ample vehicles, making coming home after a long day out a stress-free experience. Step outside to the stylish decking, where you can bask in the fresh air and create your own outdoor oasis for relaxation and entertainment.

Don't miss out on the opportunity to make this house your own - Lynwood Drive is waiting to welcome you home! EPC=C EJ 20/5/24 v2







Approach

Via private driveway with established garden, path leading to front door and side access.

Hallway

Double glazed window, wood effect flooring, doors leading to:

Kitchen Dining Room 15'5" max 5'10" min x 21'3" max 6'10" min (4.7 max 1.8 min x 6.5 max 2.1 min)

Double glazed window to front and side, Velux sunlight, central heated radiators and wood effect flooring. Featuring various fitted wall and base units with work surface over, stainless steel sink with drainage, four ring hob with extractor fan over and integrated Bosch oven and microwave. With space for large American style fridge freezer and further space and plumbing for white goods such as washing machine, dryer and dishwasher. Further space for dining table and chairs.

Snug 7'10" x 7'10" (2.4 x 2.4)

Double glazed window to front, central heated radiator and wood effect flooring.

Downstairs W.C.

Central heated radiator, low level w.c. and sink with tiled splashback.

Lounge 13'5" x 15'5" (4.1 x 4.7)

Double glazed window and door leading to rear garden, central heated radiator, stairs leading to first floor.

First Floor Landing

Double glazed window to side, central heated radiator, doors radiating to:

Bedroom One 9'6" x 14'9" (2.9 x 4.5)

Double glazed window to front, central heated radiator.

Bedroom Two 12'1" x 9'6" (3.7 x 2.9)

Double glazed window to rear, central heated radiator.

Bedroom Three 5'10" x 9'10" (1.8 x 3)

Double glazed window to front, central heated radiator.

Family Bathroom 5'10" max 2'7" min x 8'6" max 5'10" min (1.8 max 0.8 min x 2.6 max 1.8 min)

Double glazed obscured window to rear, central heated radiator, wood effect flooring, storage cupboard, tiling to splashback, low level w.c., wash hand basin and fitted bath with shower over.

Garden

Perfect low maintenance garden with astro turf with decking beyond. The perfect spot for Alfresco dining and to entertain. Additional benefit of storage sheds and side access.







Council Tax Band

Tax band is C.

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

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.

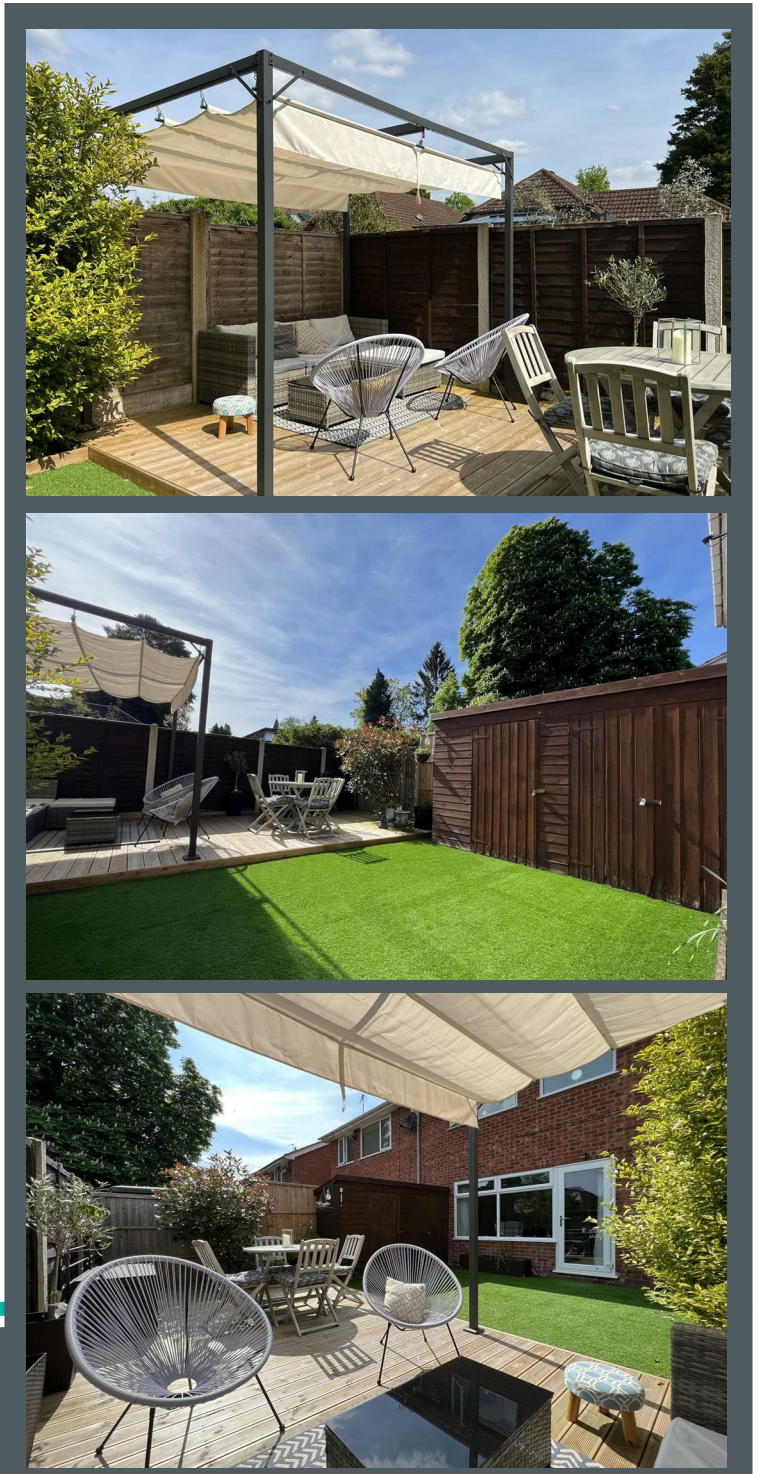
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 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.



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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local knowledge exceptional service