



LexAllan
Grove *Village*

...doing things differently

11 Church Road, DY9 9TE

Guide Price £350,000

Charming three bedroom property in the heart of Belbroughton!

The property comprises of a welcoming living area, following through into a homely kitchen diner and the additional benefit of a downstairs W.C. Upstairs provides two double bedrooms, a third to be used either as a bedroom or potential office space and good sized family bathroom. There are two outside spaces, one at the front of the property and a large plot located behind the property. Belbroughton offers an idyllic semi rural setting offering a local shop and post office, a deli serving locally sourced fresh food and a hairdressers. There is a variety of excellent pubs and eateries and a lovely primary school. Local sporting facilities include tennis courts and cricket club. Also situated within easy reach of Birmingham, the motorway networks and the local market towns of Bromsgrove, Stourbridge and Kidderminster. This property is certainly not one to be missed! EJ 28/10/24 V2 EPC=C







Approach

Gated steps up to private front garden with patio area, stable style front door leading to:

Porch

Double glazed windows and further door to:

Lounge 16'4" x 13'9" (5.0 x 4.2)

Double glazed window to front, central heated radiator, quarry tiles, open fire place with log burner, stairs with under stairs storage and door opening into internal hallway giving access to:

Downstairs W.C.

Chrome heated towel rail, low level, w.c., wash hand basin and tiling to splashback.

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

Double glazed window to side, French doors to rear, central heated radiator, quarry tiling to floor, variety of fitted wall and base units with worksurface over, fitted sink with drainage, space/plumbing for white goods, space for Rangemaster cooker and extractor fan over. Door leading to:

Sun Room 7'10" x 3'11" (2.4 x 1.2)

Double glazed windows and door to rear, tiling to floor.

First Floor Landing

Double glazed windows to rear and side, doors radiating to:

Bedroom One 10'2" max x 13'9" max (3.1 max x 4.2 max)

Double glazed window to front, central heated radiator.

Bedroom Two 8'6" x 11'1" (2.6 x 3.4)

Double glazed window to rear, central heated radiator, loft access.

Bedroom Three 6'2" x 7'6" (1.9 x 2.3)

Double glazed window to front, central heated radiator.

Family Bathroom 7'10" x 4'11" (2.4 x 1.5)

Skylight above, chrome heated towel rail, tiling to splashback, low level w.c., wash hand basin and fitted bath with shower over.

Garden

Private rear garden accessed via footpath, private large open space with matured tree's, large summer house and vegetable plot.

Council Tax Band

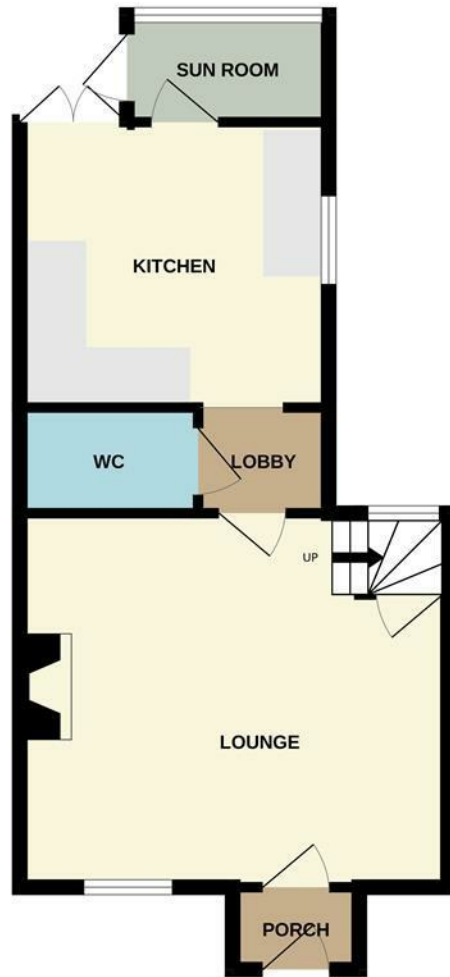
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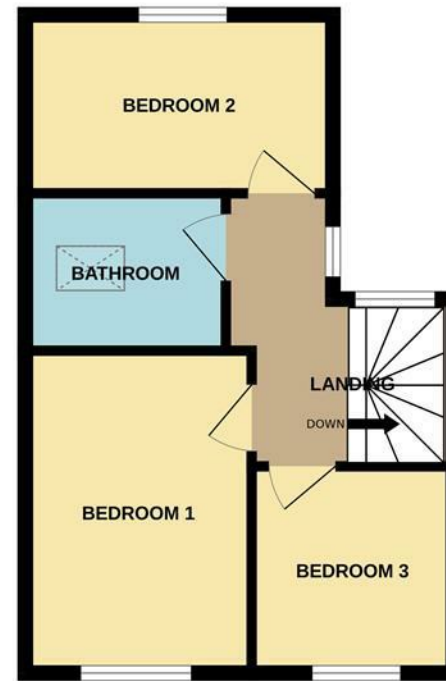




GROUND FLOOR



1ST FLOOR



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

Tenure freehold

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 Grove reserves the right to obtain electronic verification.

Referral Fee's

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 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.

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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**LexAllan
Grove**

local knowledge exceptional service