



**LexAllan**  
**Grove** *Village*

*...doing things differently*

**356 Hagley Road, Pedmore, DY9 0QY**

*Asking Price £1,395,000*

An embodiment of grandeur and elegance, Lex Allan and Grove Village are pleased to present this fabulous six-bedroom detached family home. Built in 1920 with both Edwardian and Art Deco influences, this large period property offers significant architectural merit, and has been thoroughly and tastefully upgraded both internally and externally.

Spacious light-filled rooms with high ceilings, feature period architectural details which includes original fireplaces, decorative mouldings, large windows and a grand staircase.

Bordering Hagley and Pedmore, this home is ideally positioned for those looking to be close to the local amenities on offer within the village of Hagley and the town of Stourbridge, whilst also being a stone's throw away from nearby countryside. Offering excellent commuter links with junction 4 of the M5 providing access to Birmingham, Worcester and beyond. Both Hagley and Stourbridge train stations are within easy reach.

The property comprises extensive living spaces across the ground and lower ground floors, to include a large welcoming reception hall, kitchen breakfast room, living room, dining room, study, further office space, gym, utility room, cloakroom WC and boot room.

On the first floor you will find the large primary suite with walk in wardrobe and ensuite bathroom featuring a rolltop bath and separate shower. Two further double bedrooms both with ensuite shower rooms, a large dressing room and house bathroom. A further two double bedrooms can be found on the second floor with far reaching views.

The outside space provides the perfect setting for alfresco entertaining and dining. Doors from the rear of the property provide access to a large terrace with summer house, further seating areas and lawned gardens with mature and well stocked borders.

Do not miss the opportunity to make this impressive Pedmore residence your forever family home.









### Approach

Approached via electrically operated entrance gates offering increased privacy and security. With large gravel driveway, gate leading to garden and step up to front door, electric vehicle charging point, outdoor power socket and tap. Further gated driveway to side provides access to the courtyard, garage and lower ground floor. Steps up give access to rear garden.

### Porch

With solid double entrance door and decorative leaded internal glazed door into entrance hall.

### Entrance Hall 21'3" max x 20'8" max (6.5 max x 6.3 max)

With original leaded window to front, two central heating radiators with bespoke covers and beautiful original oak parquet flooring. Featuring original panelling to walls and stunning feature 1920's fireplace with dual solid fuel burner. The grand staircase leads to the first floor. Doors radiating to:

### Dining Room 16'0" x 14'9" (4.9 x 4.5)

With four large, double glazed sash windows to front and to side, central heating radiator, feature Chesney's marble fireplace with remote-controlled gas fire and decorative plaster mouldings to ceiling.

### Living Room 24'11" max 14'1" min x 22'3" max 10'2" min (7.6 max 4.3 min x 6.8 max 3.1 min)

Eight large, double glazed windows to side and rear, door leading out to loggia and garden and three central heating radiators. With timber flooring, bespoke built in alcove joinery and impressive open fireplace with period surround.

### Kitchen Breakfast Room 20'11" x 15'8" (6.4 x 4.8)

With dual aspect sash windows to rear and side, rear door to loggia and garden, decorative plaster mouldings to ceiling and painted timber flooring. Featuring a range of fitted John Lewis shaker style cabinets with Corian worksurface over, double Belfast sink with Quooker hot tap, electric range cooker with six ring gas hob and extractor fan over. Integrated appliances including Smeg dishwasher and Zanussi microwave oven, and space for a large American style fridge freezer. With a beautiful feature open fireplace, ample space for both a dining table and armchairs or sofa.

### Cloak Room 5'10" x 5'10" (1.8 x 1.8)

With central heating radiator, tiling to floor and ample coat storage. Door leading through into WC

### W.C 4'11" x 5'10" (1.5 x 1.8)

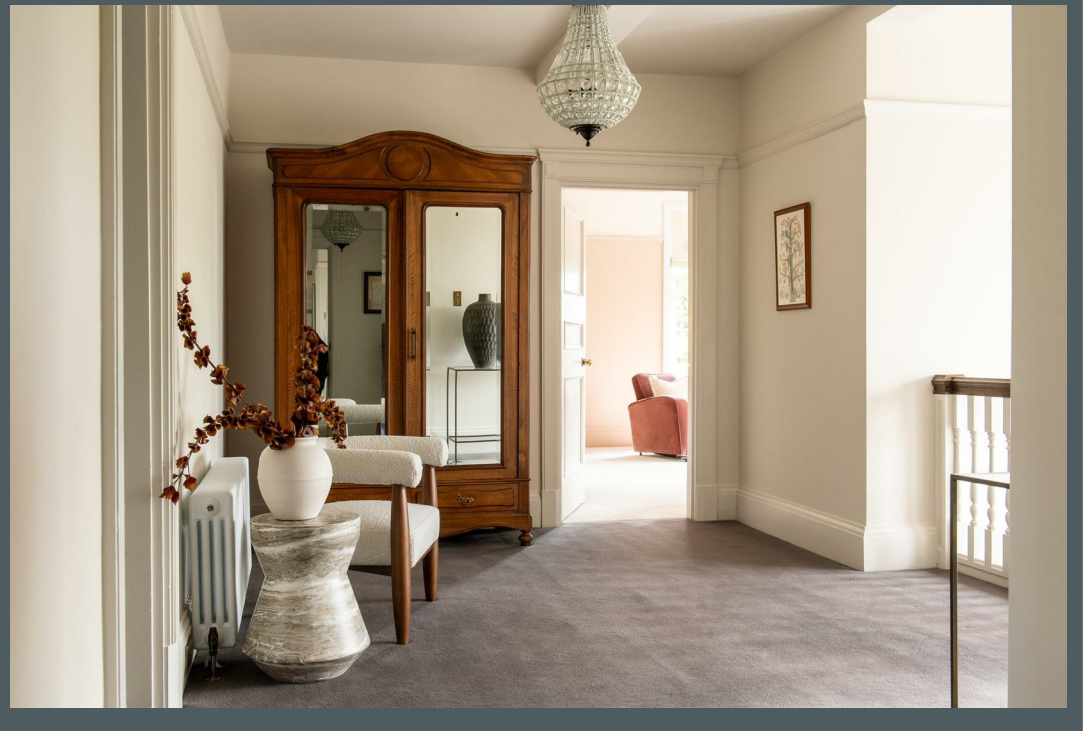
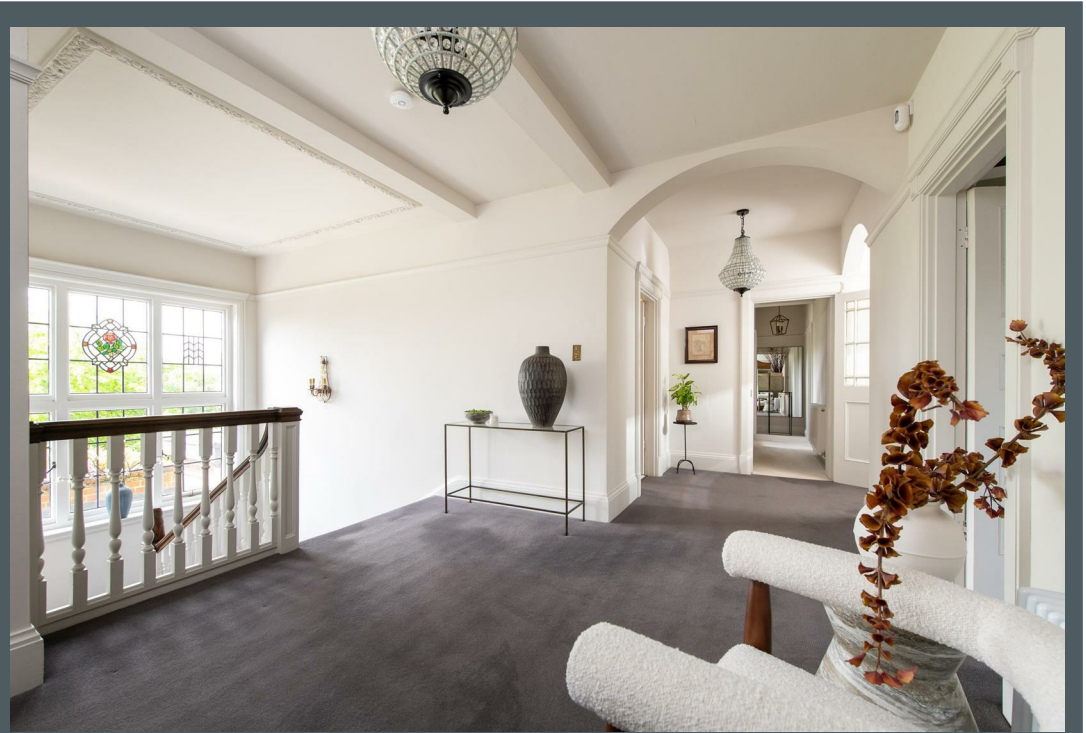
With double glazed sash window to front and tiling to floor, Heritage pedestal sink and w.c. Built in storage cupboard with shelving.

### Rear Lobby & Understairs Store

With window and door to rear garden, quarry tiled floor.

### Loggia

Covered seating area with steps down to patio and beautiful mature wisteria grows overhead.

















### Rear Hallway

With window to rear, staircase down to the lower ground floor and doors radiating to:

### Utility 10'9" x 9'6" (3.3 x 2.9)

With double glazed sash window to front and tongue and groove panelling to walls. A range of storage cupboards, worksurface and double stainless-steel sink. Space for laundry and plumbing for white goods.

### Study 9'2" max 3'7" min x 12'5" max 8'10" min (2.8 max 1.1 min x 3.8 max 2.7 min )

With two double glazed sash windows to side, a range of fitted joinery including bookcase, cupboards & large desk.

### Boot Room 12'9" max 10'2" min x 15'5" max 4'7" min (3.9 max 3.1 min x 4.7 max 1.4 min)

With two double glazed sash windows to side and door giving access to side porch and storeroom. Central heating radiator and fitted shelving.

### Store Room

A useful room to the front of the property, ideal for storing bicycles, recycling bins etc .

### First Floor Landing 21'11" max x 10'2" max (6.7 max x 3.1 max)

Via the original stunning staircase with beautiful stained-glass leaded window to rear, central heating radiator, secondary landing with window to rear, linen storage cupboard, and stairs to the second floor.

### Primary Suite 20'0" max 15'1" min x 17'4" max 10'9" min (6.1 max 4.6 min x 5.3 max 3.3 min)

A large room with space for seating, dual aspect double glazed windows to side and rear, three central heating radiators, leading to walk in wardrobe and door to ensuite.

### Walk in Wardrobe

With double glazed sash window to side, timber flooring, ample fitted wardrobes and shelving for storage.

### Ensuite Bathroom 10'9" max 8'6" min x 15'1" max 9'6" min (3.3 max 2.6 min x 4.6 max 2.9 min)

With dual aspect double glazed sash windows to front and side, central heating radiator and further chrome heated towel rail. Timber flooring and travertine tiling to splash back and shower cubicle. With Heritage pedestal sink, w.c., large shower cubicle and freestanding roll top claw footed bath.

### Bedroom Two 15'5" max 11'1" min x 16'4" max 6'2" min (4.7 max 3.4 min x 5.0 max 1.9 min)

With dual aspect windows to front and side, two central heating radiators, feature fireplace and two cupboards making use of eaves storage. Door leading to ensuite.

### Ensuite Shower Room 5'10" x 8'10" (1.8 x 2.7)

With windows to rear and side, central heating radiator and tiling to floor and walls. Heritage pedestal sink, w.c and large walk in shower cubicle.

### Bedroom Three 15'8" max 9'10" min x 16'0" max 4'3" min (4.8 max 3.0 min x 4.9 max 1.3 min)

With dual aspect sash windows to rear and side, two central heating radiators and feature fireplace. With alcove for wardrobe and door to ensuite.

### Ensuite Shower Room 3'11" x 7'2" (1.2 x 2.2)

With sash window to side, heated towel rail and travertine tiling to walls. Pedestal sink, w.c. and shower cubicle.

### House Bathroom 9'6" max 7'10" min x 11'1" max 6'10" min (2.9 max 2.4 min x 3.4 max 2.1 min )

With sash window to front, two central heating radiators and Carrara marble tiling to floor and walls. Vanity sink with storage, w.c., freestanding stone bath with wall mounted taps and hand held shower and a large walk-in shower with both overhead and hand held showers. Can be accessed via landing or dressing room/ sixth bedroom.







**Dressing Room/Bedroom Six 10'5" x 16'8" (3.2 x 5.1)**

With two sash windows to front and two central heating radiators. Bedroom six is currently used as a dressing room with a range of bespoke built in wardrobes with lighting, shelving and matching island with dressing table and Carrara marble worktop. Door leads through into house bathroom.

**Linen Store Cupboard**

With window to rear and shelving for storing linen and towels.

**Second Floor Landing**

With velux window to side, access to loft via hatch and doors radiating to:

**Bedroom Four 14'1" x 11'5" (4.3 x 3.5)**

With window to rear and central heating radiator.

**Bedroom Five 17'0" max 8'10" min x 11'5" max 7'2" min (5.2 max 2.7 min x 3.5 max 2.2 min)**

With two windows to front, central heating radiator and feature fireplace. Two cupboards making use of eaves storage.

**Loft Area**

Handy loft area accessed via a door rather than hatch.

**Lower Ground Floor**

A multi-functional space, currently being used as an office, wine cellar, gym and boiler room. This floor has previously been utilised as a work from home business premises, or there is ample opportunity to convert into a self-contained annex with independent access, subject to usual permissions. The rooms could also be utilised as alternative rooms such as a cinema room and games room. Accessed within the property via staircase down from the rear hallway. Separate door out to gated courtyard on the lower ground floor.

**Lower Ground Floor- Hallway**

With door out to rear.

**Lower Ground Floor- Office 8'10" x 14'5" (2.7 x 4.4)**

With dual aspect windows to side and rear and door to boiler room.

**Lower Ground Floor- Boiler Room**

Housing the gas fired combination boiler, water cylinders, a useful sink and door to courtyard.

**Lower Ground Floor- Wine Cellar 9'10" x 7'2" (3.0 x 2.2)**

With step up and various shelving for storage.



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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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### **Lower Ground Floor- Gym 11'9" x 15'8" (3.6 x 4.8)**

With glazed French doors to courtyard, alcove shelving and central heating radiator.

### **Garage**

With double door, power and lighting.

### **Garden**

Mature and substantial wrap-around South West facing gardens, with large terrace and summerhouse with heater, power and lighting – a perfect space for entertaining and enjoying summer evenings. Stone steps lead down to a lawned area, with a further lawned area to side, mature and well stocked borders to the perimeter with flowers, shrubs, hedging and trees.

A vegetable patch, covered loggia seating area, further patio seating area, feature lighting, outdoor tap and power sockets.

### **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 G.

### **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 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.

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LOWER GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



GROUND FLOOR  
2039 sq.ft. (189.4 sq.m.) approx.



FIRST FLOOR  
1719 sq.ft. (159.7 sq.m.) approx.



SECOND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 5047 sq.ft. (468.9 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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