



LexAllan
Grove *Village*

...doing things differently

11 Broadwaters Drive, Hagley, DY9 0JU

Guide Price £635,000

NO ONWARD CHAIN

Presenting this fabulous, light and bright four bedroom detached family home situated on the beautiful, quiet cul de sac of Broadwaters Drive, within easy walking distance of Hagley village. Providing the perfect location for families; the local primary and secondary schools are just a short distance away and easy access to Hagley train station and the M5 motorway links gives commuters opportunities to Birmingham, Worcester and beyond. For those that enjoy outdoor pursuits, the National Trust Clent Hills are within close proximity.

The property comprises a welcoming entrance hall, light and airy living room with dual aspect bow window and patio doors, the kitchen diner with access out to the patio via double doors, door through into the utility and w.c. Upstairs you will find the four bedrooms, study and family bathroom, all with large windows to take advantage of the natural light and views to the rear of the property. Completing the property is well maintained rear garden with good sized patio area, perfect to enjoy on a summer evening, a lawned front garden and ample parking with driveway and two car garage. 10/7/2024 V2







Approach

Located on a quiet cul de sac, approached via tarmac driveway and block paved steps down to porch. Lawned area to front with hedging border, beautiful wisteria creeper across the front of the house and gate to side for access to side passage.

Porch

With glass surround and door into entry hall.

Entry Hall

With central heating radiator, solid oak wood flooring and stairs to first floor. Doors radiating to:

Living Room 12'9" max 11'1" min x 21'11" (3.9 max 3.4 min x 6.7)

With double glazing bow window to front and sliding glass doors to rear, two central heating radiators and beautiful solid oak wood flooring. Large feature fireplace with brick surround, oak beam mantle and log burner.

Kitchen 11'5" x 19'4" (3.5 x 5.9)

With two double glazing windows to rear and French doors out to patio, central heating radiator and natural slate tiling to floor. Featuring a variety of fitted wall and base units with worksurface over and tiled splashback. Fitted sink with drainage, space for AGA cooker and space and plumbing for white goods. Further door through into utility.

Utility 6'6" x 4'11" (2.0 x 1.5)

With double glazing window to side, door to front and tiling to floor. Fitted base units with worksurface over, stainless steel sink with drainage, housing boiler and space and plumbing for white goods.

W.C 5'10" x 6'10" (1.8 x 2.1)

With obscured double glazing window into utility, central heating radiator and wood flooring. Low level w.c, fitted vanity sink with storage and further storage cupboard under stairs.

First Floor Landing

Split level landing with doors to bedrooms, bathroom and study.

Bedroom One 11'5" max 9'2" min x 12'9" (3.5 max 2.8 min x 3.9)

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

Bedroom Two 12'9" max 10'9" min x 10'2" (3.9 max 3.3 min x 3.1)

With large double glazing window to front, central heating radiator, wood effect flooring and large fitted storage cupboard.

Bedroom Three 13'5" x 8'10" (4.1 x 2.7)

With large double glazing window to rear, central heating radiator, wood effect flooring and fitted wardrobes for storage.









Bedroom Four 8'2" x 13'5" (2.5 x 4.1)

With large double glazing window to rear, central heated radiator and wood effect flooring.

Family Bathroom 6'10" x 12'9" max 10'9" min (2.1 x 3.9 max 3.3 min)

With obscured double glazing window to front, heated towel rail and tiling to splashback. W.c, vanity sink with storage, fitted bath and large shower cubicle with hand held shower and drench head over.

Study 8'10" x 7'10" (2.7 x 2.4)

With large double glazing window to front, central heating radiator and wood effect flooring. Door through into fourth bedroom.

Garden

A private and mature garden with large patio area, steps down to lawn and established borders with hedging and fence panels. Covered walkway to side giving access to front of property.

Garage 15'8" x 16'0" (4.8 x 4.9)

With door to rear, obscured window to side and electric up and over garage door operated via fob. With electricity points and lighting overhead.

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 E.

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.





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



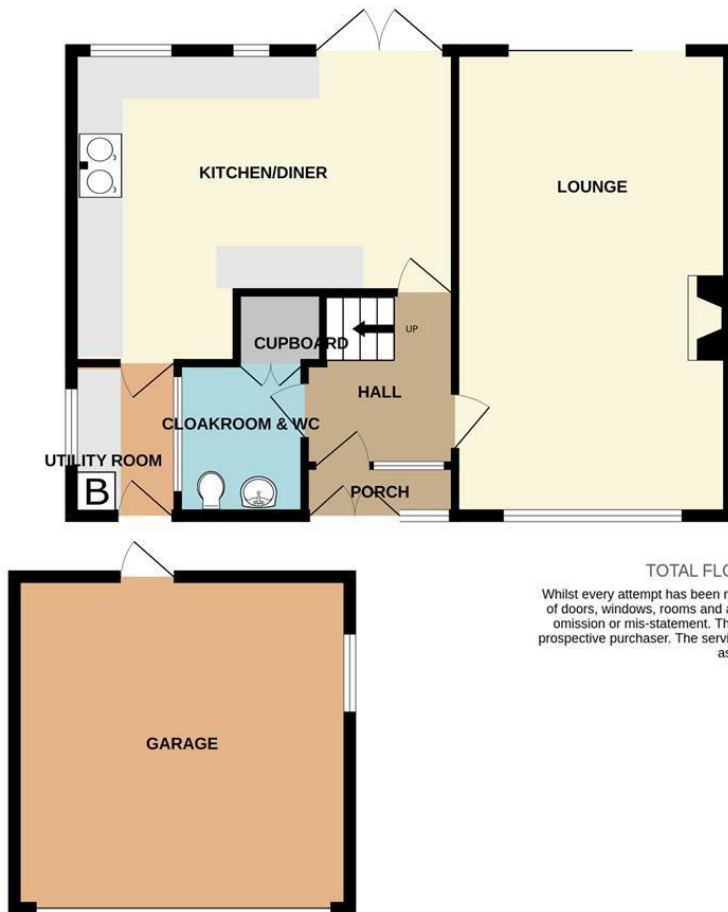
The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

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GROUND FLOOR
911 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 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
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