



LexAllan
Grove *Village*

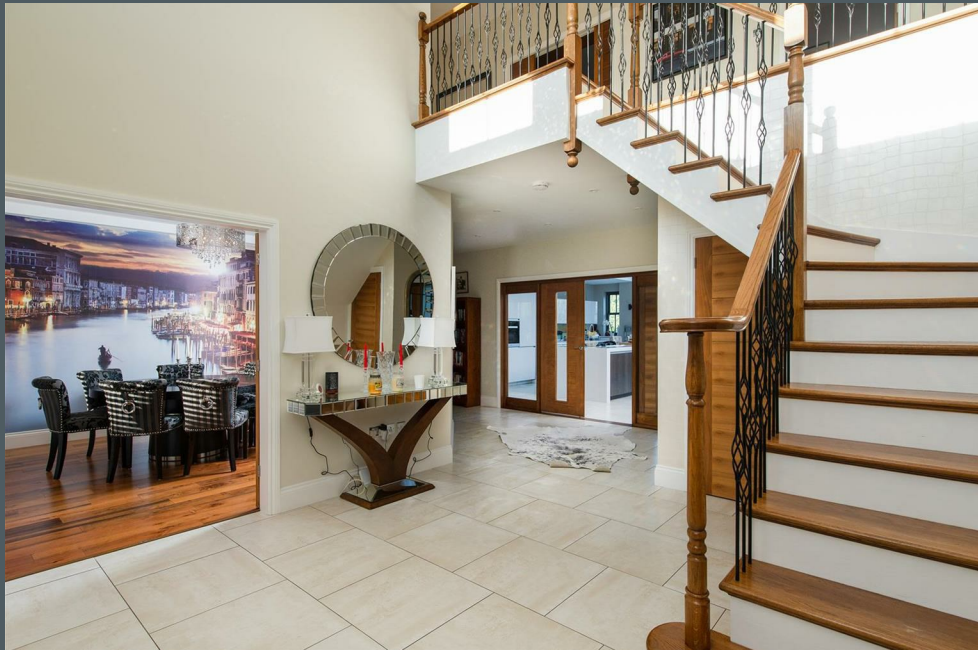
...doing things differently

67 Middlefield Lane, Hagley, Stourbridge DY9 0PY

Guide Price £1,750,000

AN INCREDIBLE FIVE BEDROOM GENTLEMANS RESIDENCE in one of Hagley's most desirable roads, with no upward chain and planning permission for gym/swimming pool. This exceptional family home offers the highest of standards with regards to internal specification and comprises of welcoming reception hall with staircase leading to gallery landing, underfloor heating throughout the home. Open plan family space including a well equipped kitchen with Miele appliances, dining sitting area with two sets of bifold doors opening to a large landscaped garden and patioed area. Further to this the property has a utility area and downstairs w.c. The magnificent entertainment room, private dining room and formal lounge add the luxury lifestyle to this property, perfect for hosting guests. On the first floor you will find five excellent sized double bedrooms, four of which are en-suite with Porcelanosa suites and the main bedrooms have far reaching views and a Juliet balconies. There is also a fabulous office, sauna/gym and family bathroom. The property is surrounded by beautifully manicured landscaped gardens and a large patio area, with the benefit of a double garage and parking for ample cars behind electric gates. EPC=B. EJ 15/7/22 V1







Location

The property is within walking distance of the village and the local amenities, including being close to the excellent local Hagley Primary School and High Schools. It also offers brilliant opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network with M5 Junction 3 and 4 being within easy reach. The ever popular National Trust Clent Hills is also a short distance for those who enjoy countryside walks and to be outdoors.

Approach

Via electronically operated gates with intercom system, well presented driveway with manicured edges and lighting, access to side of property and garage. Open porch and arched double doors leading to:

Hallway 22'7" max x 17'4" min (6.9 max x 5.3 min)

Stunning hallway with double glazed windows to front, oversized ceramic tiling to floor, access to storage cupboard and doors opening into:

Dining Room 13'9" x 12'9" (4.2 x 3.9)

Private dining room with two double glazed windows to front elevation and solid wood flooring.

Lounge 20'0" x 19'8" max 18'4" min (6.1 x 6 max 5.6 min)

Formal lounge with three double glazed windows to front elevation, solid wood flooring and feature fireplace with marble hearth and log burner.

Games/Cinema Room 22'7" max 18'8" min x 27'10" (6.9 max 5.7 min x 8.5)

This space has potential for adaptable family living with double glazed window and bi-fold doors to rear elevation giving access to patio, solid wood flooring, t.v. point, HD projector and drop down screen and ample space for a pool/snooker table.

Kitchen Family Living 39'0" max 25'3" min x 22'3" max 15'8" min (11.9 max 7.7 min x 6.8 max 4.8 min)

The main living space of the family home, with double glazed feature apex window and bifold doors to rear, oversized ceramic tiling to floor, chrome heated towel rail, double inset sinks, variety white gloss fitted wall and base units, matching statement island with breakfast bar with complementary work surface over, Miele integrated appliances including three ovens including steam oven, plate warmer, dishwasher, fridge/freezer, five ring gas hob and inset extractor fan. The living space has harmon/kardon speaker system and t.v. point with door giving access to utility area.

Utility 10'5" x 7'2" (3.2 x 2.2)

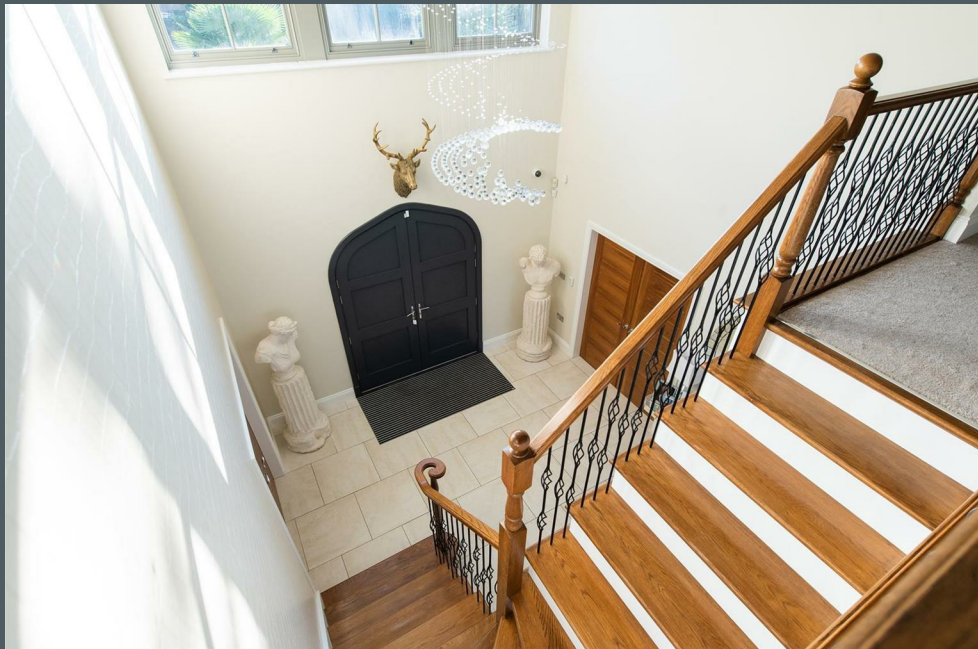
Double glazed window to rear elevation and door to side, oversized ceramic tiling, fitted wall and base units with work surface over, sink with drainage and space/plumbing for white goods. Door leading to boiler room.

Boiler Room

Housing boiler, oversized ceramic tiling, fitted wall and base units with laundry chute.











Downstairs W.C.

Oversized ceramic tiling to floor and walls, fitted Porcelanosa white goods with low level w.c. and vanity wash hand basin.

First Floor Landing

Open plan landing with double glazed windows to front elevation.

Bedroom One 23'7" x 11'9" max 9'6" min (7.2 x 3.6 max 2.9 min)

The main bedroom with double glazed windows and doors with Juliet balcony to rear elevation with outstanding views, t.v. point, doors giving access to large walk-in wardrobe and en-suite.

En-suite 17'4" x 7'6" (5.3 x 2.3)

This being the largest en-suite with double glazed obscured windows to side and rear elevation, ceramic tiling to floor and splashback areas, chrome heated towel rail, Porcelanosa fitted suite with matching his and her vanity wash hand basins, fitted feature bath, walk-in shower with drench head and low level w.c.

Walk-in wardrobe

Fully fitted walk-in wardrobe with ample shelving and storage solutions.

Bedroom Two 16'4" x 12'5" (5 x 3.8)

Double glazed windows and doors with Juliet balcony to rear elevation, doors giving access to en-suite and walk-in wardrobe.

En-suite

Double glazed obscured window to rear elevation, ceramic tiling to floor and walls, chrome heated towel rail, Porcelanosa suite with low level w.c., vanity wash hand basin and large walk-in shower with drench head.

Walk-in wardrobe

Ample fitted shelving and storage.

Bedroom Three 13'1" x 12'5" (4 x 3.8)

Double glazed windows to front elevation, Doors to en-suite and walk-in wardrobe.

En-suite

Double glazed obscured window to front elevation, ceramic tiling to floor and splashback areas, chrome heated towel rail, Porcelanosa suite with low level w.c., wash hand basin and fitted shower cubicle with drench head over.

Walk-in wardrobe

Ample fitted shelving and storage.

Bedroom Four 19'8" max 12'1" min x 10'9" max 6'10" min (6 max 3.7 min x 3.3 max 2.1 min)

Double glazed windows to front elevation, space for wardrobes/storage. Door giving access to en-suite.



En-suite

Double glazed obscured window to front elevation, ceramic tiling to floor and splashback areas, Porcelanosa suite with love level w.c., wash hand basin and large fitted feature smart touch shower cubicle with adaptable settings.

Bedroom Five 9'10" x 13'5" (3 x 4.1)

Double glazed windows to front, t.v. point

Sauna/Gym 9'2" x 9'10" (2.8 x 3)

Double glazed internal window over looking kitchen living space, t.v. point, sauna and space for gym equipment.

Office 15'1" x 8'10" (4.6 x 2.7)

Double glazed internal apex window over looking kitchen living space, t.v. point, bespoke fitted desk with matching shelving and storage.

Family Bathroom 7'10" x 9'10" (2.4 x 3)

Double glazed obscured window to side elevation, ceramic tiling to floor and walls, chrome heated towel rail, laundry chute, storage cupboard with shelving, Porcelanosa suite with low level w.c., wash hand basin and fitted bath with shower over.

Garden

Offering plenty of space for entertaining and family lifestyle, large patio area which surrounds the house with steps down to a lit central walkway with matured borders and lawn areas with further play area beyond. This garden is certainly an eye catcher with far reaching views! There is access to the side of the property.

Double Garage 20'4" max 18'8" min x 17'4" (6.2 max 5.7 min x 5.3)

Electric up and over door, outside tap, shelving, doors giving access to side and games/cinema room.

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 Grove reserves the right to obtain electronic verification.

Council Tax

Tax band is H

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 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.







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 Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.

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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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local knowledge exceptional service