



LexAllan
Grove *Village*

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37 Cavendish Drive,, DY9 0LR

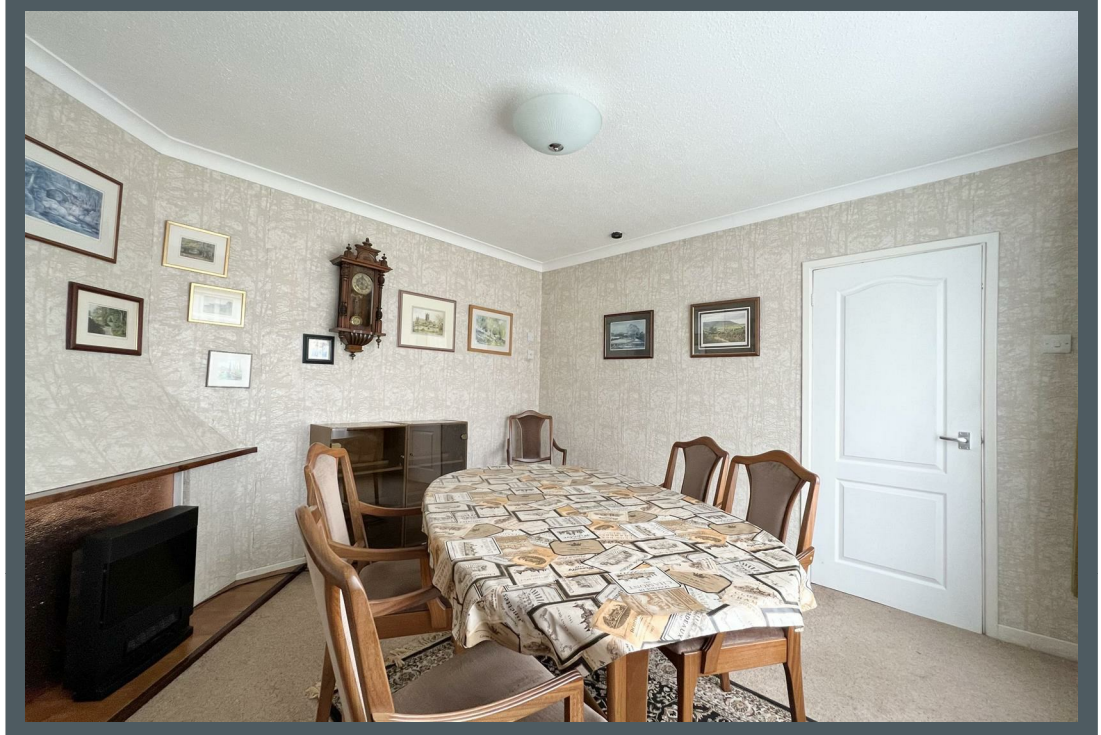
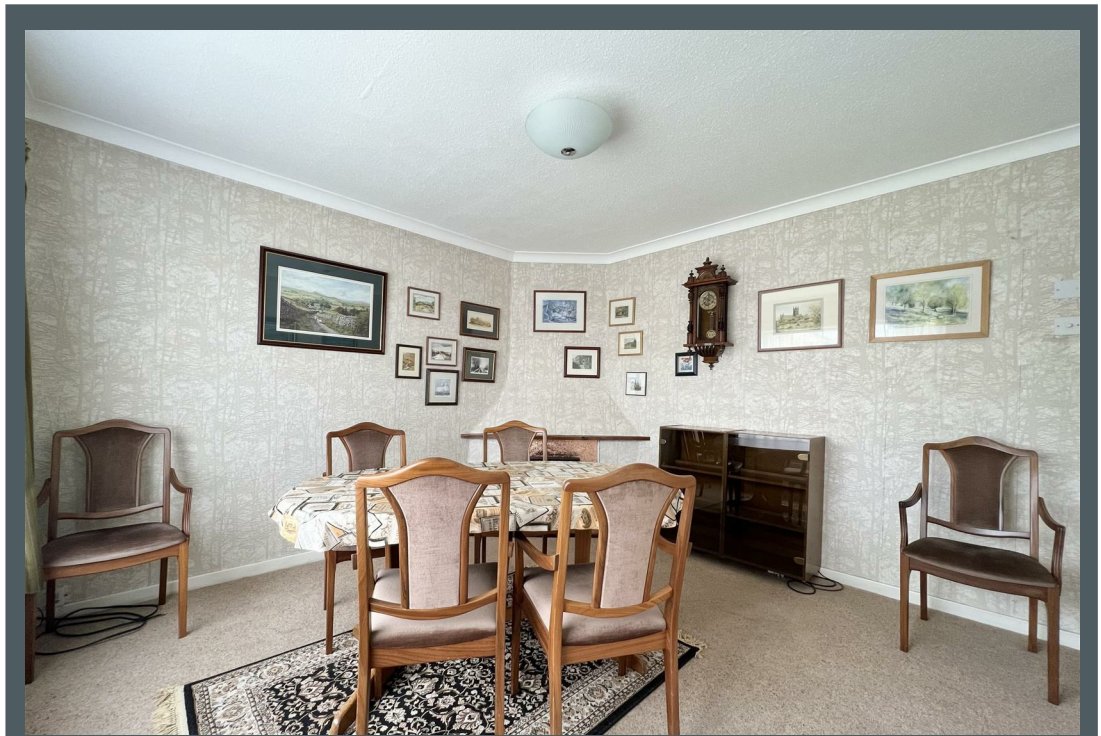
Guide Price £395,000

Welcome to Cavendish Drive, Hagley - a charming semi-detached house with fantastic potential! This property boasts two reception rooms, perfect for entertaining guests or relaxing with family. With four bedrooms and two bathrooms, there is ample space for everyone.

Situated within walking distance of Hagley High Street, this home offers the convenience of local amenities right at your doorstep. The popular location ensures that you are part of a vibrant community with easy access to the ever popular Hagley primary and senior schools. Affording easy access to Hagley train station and the M5 motorway links giving commuters opportunities to Birmingham, Worcester and beyond. Situated within close proximity of an area of outstanding beauty is the National Trust Clent Hills.

One of the highlights of this property is the main bedroom with an en-suite, providing a private sanctuary within your own home. Imagine unwinding after a long day in your own personal oasis.

Don't miss out on the opportunity to make this house your own and unlock its excellent potential. Whether you are looking for a family home or an investment opportunity, Cavendish Drive has a lot to offer. Book a viewing today and envision the possibilities that await you in this lovely property. 5/6/24 EJ EPC=C







Approach

Approached via tarmac driveway with lawned front garden and pathway up to front door.

Entrance Hall

With central heating radiator, wooden flooring and stairs to first floor landing. Doors radiating to:

Dining Room 11'5" x 11'9" (3.5 x 3.6)

With double glazing window to front, central heating radiator and feature fireplace.

W.C.

With obscured double glazing window to front, central heating radiator, w.c. and hand wash basin.

Living Room 11'1" max 7'6" min x 17'8" max 14'9" min (3.4 max 2.3 min x 5.4 max 4.5 min)

With two double glazing windows and door to rear, central heating radiator and feature fireplace. Access to under stairs storage cupboard via concertina door and door leading through into kitchen.

Kitchen 13'5" x 7'10" (4.1 x 2.4)

With double glazing window to rear and central heating radiator. Featuring various fitted wall and base units with work surface over, two bowl stainless steel sink and four ring hob with extractor fan over. Integrated oven and grill and space and plumbing for white goods. Door leading through into side passage.

Side Passage

With door out to rear, door into garage.

Garage 11'9" max 5'10" min x 11'1" max 7'6" min (3.6 max 1.8 min x 3.4 max 2.3 min)

With lighting and electric points. Door through into further storage space with garage door. AGENTS NOTE: Currently being used as a workshop with divider wall.

First Floor Landing

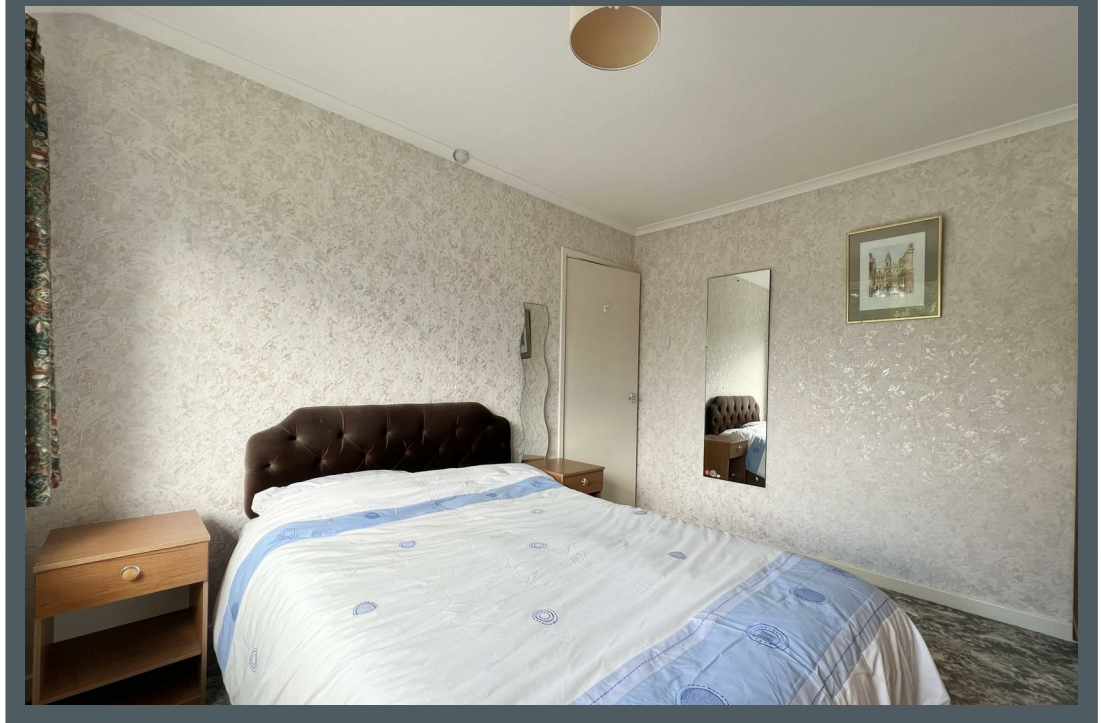
With access to loft via hatch and doors radiating to:

Bedroom One 15'1" max 12'5" min x 11'1" max 8'6" min (4.6 max 3.8 min x 3.4 max 2.6 min)

With double glazing window to front, central heating radiator and glass paned door through into en-suite.

En-suite 8'2" max 5'6" min x 11'1" max 4'3" min (2.5 max 1.7 min x 3.4 max 1.3 min)

With obscured double glazing window to rear, central heating radiator and tiling to walls. w.c., pedestal wash hand basin and large fitted shower cubicle.





Bedroom Two 10'2" x 12'1" (3.1 x 3.7)

With double glazing window to front and central heating radiator.

Bedroom Three 9'6" x 11'1" (2.9 x 3.4)

With double glazing window to rear and central heating radiator.

Bedroom Four 9'2" x 7'6" (2.8 x 2.3)

With double glazing window to front, central heating radiator and storage cupboard.

W.C.

With obscured double glazing window to rear and w.c.

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

With obscured double glazing window to rear, central heating radiator and tiling to walls. Fitted wash hand basin, fitted bath with hand held shower over and access to cupboard housing boiler.

Garden

With patio area, lawn and further covered patio area. Well established borders with fence panels, various planter beds and shed for storage.

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 D.

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.

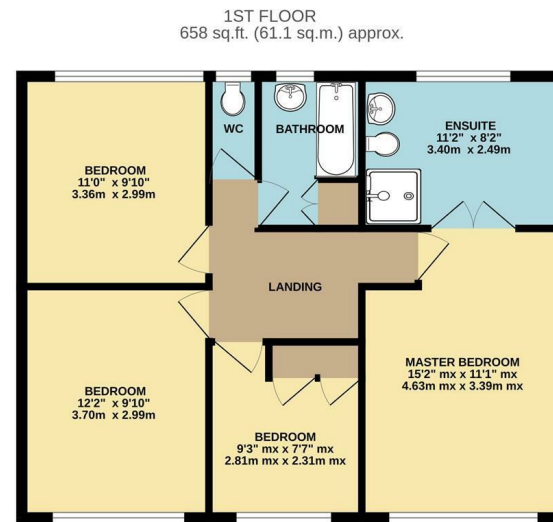
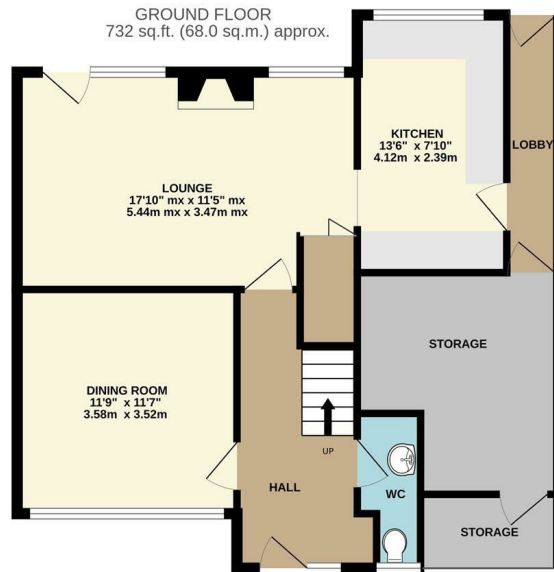
Referral Fees

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.





TOTAL FLOOR AREA: 1390 sq.ft. (129.1 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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