



LexAllan
Grove *Village*

...doing things differently

46 Western Road, DY9 0JY

Asking Price £750,000

Lex Allan & Grove Village are pleased to present this fabulous four bedroom semi-detached home on Western Road. A highly sought after location, Western Road is just a short walk away from the local Hagley High Street and the amenities on offer; various shops and eateries, opticians, dentist, doctors surgery, hairdressers and pharmacy.

The village nursery, primary school and high school are also within walking distance, making this home perfect for families with children of all ages.

The property comprises a welcoming hallway with original wood flooring, large dining room with bay window, living room and further snug with opening through into the kitchen. A study and downstairs w.c. completes the downstairs space. Upstairs you will find three double bedrooms, a further fourth bedroom and family bathroom.

The outside space offers a wonderful patio area, perfect for enjoying summer evenings and entertaining! A large lawn provides ample space for further seating and various planter beds with mature plants make for a lovely environment to enjoy.

Viewings of this home are highly recommended to appreciate the space within! EJ 24/7/24
V1 EPC=E









Approach

Approached via stone chipped driveway leading to covered alcove porchway.

Entrance Hall 18'8" max 9'10" min x 14'1" max 3'7" min (5.7 max 3.0 min x 4.3 max 1.1 min)

With large obscured double glazing window to front, original wood flooring, central heating radiator and feature fireplace with tiled surround and hearth. Staircase with under stairs storage leading to first floor and doors radiating to:

Dining Room 15'1" max 6'10" min x 15'1" max 11'9" min (4.6 max 2.1 min x 4.6 max 3.6 min)

With bay window to front, central heating radiator, original wood flooring and feature wrought iron fireplace with tiled hearth.

Living Room 13'9" x 12'9" max 8'6" min (4.2 x 3.9 max 2.6 min)

With windows and patio doors out to rear, central heating radiator, original wood flooring and wrought iron fireplace.

Breakfast Room 17'4" x 11'9" max 9'10"/6'6" min (5.3 x 3.6 max 3/2 min)

With patio doors out to rear, central heating radiator and wooden flooring. Open fireplace with log burner, door into pantry cupboard and opening through into:

Kitchen 14'1" x 10'5" (4.3 x 3.2)

With window to rear, door to side and slate tiling to floor. Featuring a variety of fitted wall and base units with marble work surface over and matching island, sink with drainage, space for a large range cooker and integrated dishwasher, fridge and freezer. Doors leading to study and internal hallway.

Study 12'1" x 6'10" (3.7 x 2.1)

With two Velux skylights, central heating radiator and slate tiling to floor.

Internal Hallway

With central heating radiator, slate tiling to floor and door through to garage.

W.C. 5'10" x 2'11" (1.8 x 0.9)

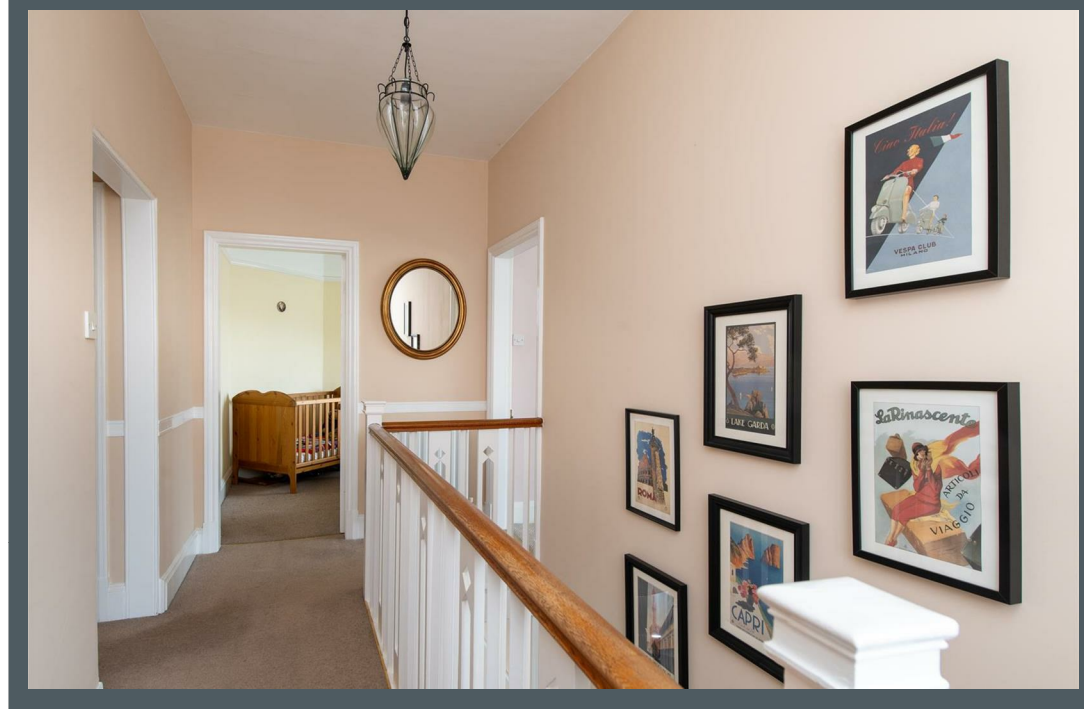
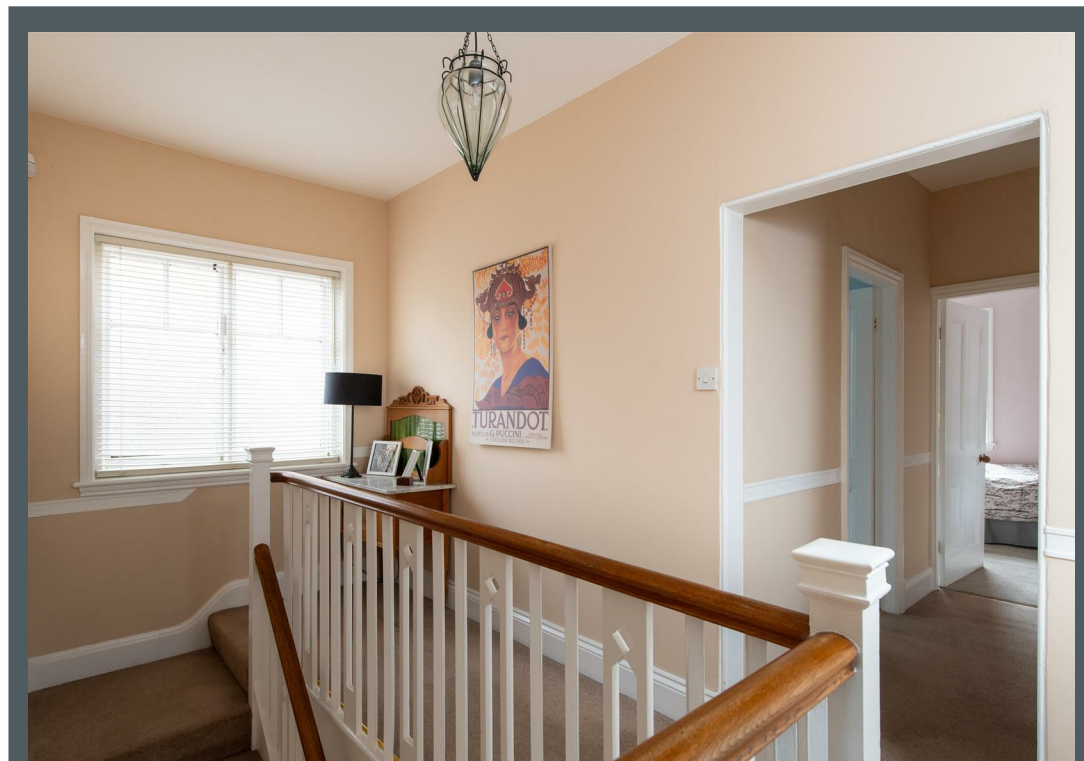
With tiling to floor, chrome heated towel rail, w.c. and pedestal wash hand basin. Accessed via storage cupboard.

First Floor Landing

Gallery style landing with obscured window to side, central heating radiator and access to loft via hatch with ladder. Doors radiating to:

Bedroom One 15'5" max (into bay) 12'1" min x 14'1" max (into w (4.7 max (into bay) 3.7 min x 4.3 max (into wardrobe)

With large bay window to front, central heating radiator and fitted wardrobes for storage.





Bedroom Two 14'1" x 11'9" (not into wardrobe) (4.3 x 3.6 (not into wardrobe))

With window to rear, central heating radiator, pedestal wash hand basin and fitted wardrobes for storage.

Bedroom Three 14'1" max x 9'10" (4.3 max x 3.0)

With window to front and central heating radiator.

Bedroom Four 8'10" x 11'1" max (into wardrobe) 9'10" min (2.7 x 3.4 max (into wardrobe) 3.0 min)

With window to rear, central heating radiator, vanity sink and fitted wardrobes for storage.

Bathroom 8'6" max 5'6" min x 8'2" max 5'2" min (2.6 max 1.7 min x 2.5 max 1.6 min)

With two obscured double glazing windows to side, chrome heated towel rail and tiling to floor. w.c., pedestal wash hand basin, fitted shower cubicle and freestanding roll-top clawfoot bath with hand held shower.

Garage 11'1" max 7'6" min x 18'0" max 15'1" min (3.4 max 2.3 min x 5.5 max 4.6 min)

With electric up and over roller garage door, fitted wall and base units with stainless steel sink and drainage and space and plumbing for white goods.

Garden

With large paved patio and porch seating area providing ample space for outdoor furniture. Step up to the lawn with various planter beds, central pergola with space for seating and established borders with fence panels and hedgerows. A summer house for further seating and shed for storage can be found at the rear of the garden.

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

Council Tax

The council tax band is F.

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







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

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 : 2084 sq.ft. (193.6 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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