



LexAllan
Grove *Village*

...doing things differently
The Quarry Kidderminster Road, DY10 4QN
Asking Price £650,000

Welcome to this stunning Victorian detached home located in the charming village of Lower Chaddesley. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and three bathrooms, there is plenty of room for everyone to enjoy their own space.

One of the standout features of this property is the mature garden providing a peaceful outdoor space to unwind and enjoy the fresh air with large patio area and lawn. The driveway and double garage provide ample parking for multiple cars.

Being within walking distance of Chaddesley village high street, there is access to various local amenities to include a post office, café, pubs, hairdressers and the popular Rowberries Garden Centre. The local primary school and church is also just a short distance away.

Viewings of this property are highly advise to appreciate the immaculate condition both externally and internally. EJ 19/8/24 V1 EPC=E







Approach

Via block paved pathway with lawn either side and good sized driveway with access to garage and gate through into garden.

Entrance Hall

Accessed via door to side with central heating radiator and tiling to floor. Doors radiating to:

Living Room 20'0" max x 14'1" max (into bay window) 10'9" min (6.1 max x 4.3 max (into bay window) 3.3 min)

With two sash bay windows to front and one to side. Three central heating radiators and feature wrought iron fireplace with decorative tiling surround. Internal door through into porch.

Porch

Accessed via lounge with tiling to floor and door out to front.

W.C.

With obscured double glazing window to side, chrome heated towel rail and tiling to floor. Low level w.c., fitted sink and access to under stairs storage cupboard.

Kitchen 16'4" max 9'10" min x 16'4" max 6'6" min (5.0 max 3.0 min x 5.0 max 2.0 min)

With large double glazing window to side, quarry tiling to floor and opening through into dining room and utility. Featuring various fitted wall and base units with granite work surface, tiled splashback and large fitted Belfast sink with drainage. With space for a large AGA cooker and fridge freezer & space and plumbing for white goods.

Utility 5'10" x 5'10" (1.8 x 1.8)

With door to side for garden access, central heating radiator and quarry tiling to floor. Matching with the kitchen, fitted wall and base units with granite work surface over, stainless steel sink and space and plumbing for white goods.

Dining Room 9'6" x 16'4" (2.9 x 5.0)

With two sash windows to side, two central heating radiators and glass doors through to snug.

Snug 11'1" x 10'9" (3.4 x 3.3)

With double glazing French doors to rear, central heating radiator and door through into downstairs bedroom.

Downstairs Bedroom 11'9" max 8'6" min x 10'5" max 8'6" min (3.6 max 2.6 min x 3.2 max 2.6 min)

With double glazing window to rear, central heating radiator and door into large storage cupboard and en-suite.

En-suite

With tiling to floor and walls and chrome heated towel rail. w.c., fitted hand basin and fitted shower cubicle with drench head and hand held shower.

First Floor Landing

With sash window to side, central heating radiator and access to loft via hatch.









Bedroom One 16'4" max 9'10" min x 9'6" max 6'2" min (5.0 max 3.0 min x 2.9 max 1.9 min)

With double glazing window to rear, central heating radiator and two fitted storage cupboards. Door through into en-suite.

En-suite

Accessed via steps down. With obscured sash window to rear, tiling to floor and walls, w.c., pedestal wash hand basin and fitted bath with shower over.

Bedroom Two 19'8" max x 9'6" (6.0 max x 2.9)

With double glazing window to side and rear, two central heating radiators, feature fireplace and fitted wardrobes for storage.

Bedroom Three 9'6" max 2'7" min x 12'1" max 10'9" min (2.9 max 0.8 min x 3.7 max 3.3 min)

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

Bathroom

With sash window to front, chrome heated towel rail and tiling to floor and walls. Low level w.c., large vanity unit, fitted bath and separate large glass shower cubicle with drench head and hand held shower.

Garage 19'4" x 19'0" (5.9 x 5.8)

With two double glazing windows to rear, one to side, door to side for access and also two up and over roller garage doors. With space and plumbing for white goods, lighting overhead and electric points.

Garden

With large block paved patio area providing space for ample seating, well maintained lawn with various mature planter beds. A fabulous sized summerhouse with electric points, Established borders with hedging for security and bricked wall with gate for access out to driveway.

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 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 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 : 2063 sq.ft. (191.6 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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