



LexAllan
Grove *Village*

...doing things differently

19 Middlefield Lane, DY9 0PY

Guide Price £860,000

An amazing opportunity to purchase a well presented family home on the highly desirable Middlefield Lane, Hagley. Due to the size of plot the property also benefits from the unique opportunity for further extension with ample scope for extending and re-development if so desired.

Within catchment area and walking distance to excellent local schools and village. Easy walking distance to the train station as well as beautiful countryside walks from your front door. Viewings are highly recommended to appreciate the size of the property and the large garden to the rear of the property

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 highlights of this property is the open plan kitchen living area, ideal for creating delicious meals while still being part of the conversation. In addition to this, there are two further reception rooms that can be utilised as a study, playroom, or formal lounge.

Parking will never be an issue with space for ample vehicles, making it convenient for both residents and visitors. The stunning garden adds a touch of tranquillity to the property, providing a peaceful retreat after a long day.

Don't miss the opportunity to make this house your home and enjoy the wonderful lifestyle that comes with living in such a beautiful location. Contact us today to arrange a viewing and experience the charm of Middlefield Lane for yourself.

EJV1 13/8/24 EPC=D





Approach

Via stone chipped driveway with established borders. Door leading to:

Hallway

Central heated radiator, wood flooring, housing alarm system. Door radiating to:

Reception Room One 11'9" max 11'5" min x 10'9" (3.6 max 3.5 min x 3.3)

Double glazed window to front, central heated radiator, double doors giving access to lounge/diner.

Reception Room Two 11'9" max 11'1" min x 14'9" max into bay window 12 (3.6 max 3.4 min x 4.5 max into bay window 3.9 min)

Double glazed bay window to front, central heated radiator, feature electric fireplace.

Lounge/Dining 21'3" x 11'1" (6.5 x 3.4)

Double glazed French doors giving access to garden, wood flooring, central heated radiator, open plan into:

Kitchen 10'5" x 16'0" (3.2 x 4.9)

Wooden flooring, double glazed window, central heated radiator, fitted wall and base units with complementary work surface over, integrated fridge/freezer and dishwasher, one and half bowl sink with drainage, electric hob and cooker with extractor fan over, door leading to:

Utility 8'10" x 5'2" (2.7 x 1.6)

Double glazed window to rear, wood flooring, fitted base units with work surface over, sink with drainage, housing boiler, plumbing/space for white goods. Door leading to:

Garden Room 16'4" x 7'2" (5 x 2.2)

Double glazed full length windows with French doors leading to garden, porcelain tiling, access to side.

Downstairs w.c. 6'2" x 6'6" (1.9 x 2)

Double glazed obscure window to side, ceramic tiling, vanity wash hand basin unit, low level w.c., fitted corner shower, feature chrome heated towel rail. Agents note restricted head height due to stairs.

First floor landing

Spacious landing with doors radiating to:

Bedroom One 11'5" x 15'5" max into bay window 12'9" min (3.5 x 4.7 max into bay window 3.9 min)

Double glazed bay window to front, central heated radiator, separate walk in wardrobe with ample storage, door leading to:

En-suite

Double glazed obscure window to front, tiling to floor and walls, vanity wash hand basin unit, low level w.c. and shower cubicle.





Bedroom Two 11'9" max 11'5" min x 11'5" (3.6 max 3.5 min x 3.5)

Double glazed window to front, central heated radiator.

Bedroom Three 9'10" x 10'9" (3 x 3.3)

Double glazed window to rear, central heated radiator.

Bedroom Four 11'9" x 7'10" (3.6 x 2.4)

Double glazed window to rear, central heated radiator.

Family Bathroom

Double glazed obscured window to rear, tiling to floor and walls, loft access, vanity wash hand basin unit with storage, fitted bath with handheld shower, separate shower cubicle, low level w.c. and feature chrome heated towel rail.

Garden

Large porcelain patio area with step up to lawn garden with established borders. Perfect garden for entertaining!

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.

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.

Council Tax Banding

Tax Band is F.







GROUND FLOOR



1ST FLOOR



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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local knowledge exceptional service