



LexAllan
Grove *Village*

...doing things differently

9 The Greenway,, Hagley DY9 0LT

Price Guide £340,000

Lex Allan & Grove Village are pleased to present this lovely three bedroom semi-detached property located on a quiet cul-de-sac in the heart of Hagley! Located within walking distance of the village, enjoy the benefits of village life with its vibrant shops and restaurants and within easy reach of Hagley train station, giving excellent commuter opportunities to Birmingham, Worcester and beyond. Hagley also boasts excellent schooling at both primary and secondary level. Those wishing to enjoy outdoor pursuits will find that this property is close to some of the most beautiful bridle ways and the popular National Trust Clent Hills also a short distance away.

The property boasts fabulous potential with large living room, dining room and kitchen, three bedrooms and good sized family bathroom. The garden offers a large patio and lawn area, ideal for families looking for more outside space and the driveway provides parking for up to three cars.

Viewings of this home are highly recommended! V1 EJ EPC=D





Approach

Approached via block paved driveway with steps up to porch.

Porch

With door through into entry hall.

Entry Hall

With obscured glass door to front, central heating radiator and door into large downstairs storage cupboard with fuse box. Door radiating through to:

Living Dining Room 24'3" max 10'9" min x 11'9" (7.4 max 3.3 min x 3.6)

With double glazing bow window to front and sliding patio doors to rear, two central heating radiators and feature brick fireplace. Door radiating to:

Vestibule

With central heating radiator, stairs to first floor landing and door radiating to:

Breakfast Room 8'6" x 7'10" (2.6 x 2.4)

With double glazing window to side, central heating radiator and opening through into kitchen.

Kitchen 9'2" x 13'1" (2.8 x 4.0)

With double glazing window to side and floor to ceiling double glazed window to rear, door to side for access and central heating radiator. Fitted wall and base units with worksurface over, two and a half bowl stainless steel sink with inbuilt waste disposal and integrated fridge. Hotpoint four ring induction hob, Hotpoint oven & grill and space & plumbing for white goods.

Landing

With access to loft via hatch, airing cupboard for storage and doors radiating to:

Bedroom One 9'2" x 14'1" (2.8 x 4.3)

With double glazing window to front and central heating radiator.

Bedroom Two 8'10" x 9'10" (2.7 x 3.0)

With double glazing window to rear and central heating radiator.

Bedroom Three 5'10" x 10'5" (1.8 x 3.2)

With double glazing window to front and central heating radiator.

Bathroom

With obscured double glazing window to side and further double glazing window to rear, central heating radiator and tiling to walls. W.c., pedestal sink, fitted bath and separate shower cubicle.





Garage 31'2" x 7'10" (9.5 x 2.4)

With window rear and door to rear for access, garage door to front. Lighting overhead and various electric points.

Garden

With large block paved patio area leading to lawn with various planter beds and established borders with fence panels.

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 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.

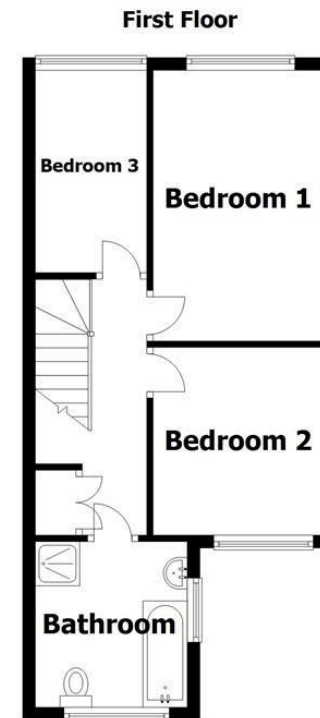
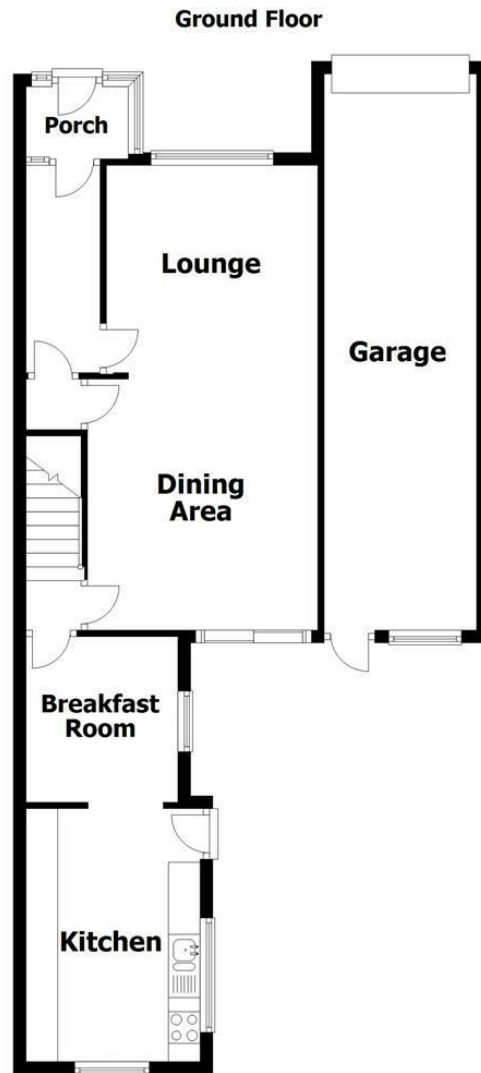
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 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.









This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

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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Grove**

local knowledge exceptional service