



**LexAllan**  
**Grove** *Village*

*...doing things differently*

**15 Pearmain Garden,, Hagley DY9 0AL**

**Guide Price £695,000**

THIS BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME. Situated on the highly desirable Pearmain Gardens being just a stone's throw away from Hagley village amenities, Hagley train station and within catchment for excellent schools. Further benefiting from easy access to the national motorway network. The ever popular National Trust Clent Hills is also a short distance for those wishing to be outdoors.

This property comprises of entrance hall, downstairs w.c., two excellent reception rooms and further open plan dining kitchen. Stairs lead to the first floor where you will find bedroom one with en-suite, three further bedrooms and family bathroom. Outside is a double garage. The garden is perfect for all occasions!

Viewings are highly recommended!

11/10/24 V1 EJ EPC=B







## Approach

Approached via block paved driveway with lawn to front and gate to side for access to garden.

## Entrance Hall

With central heating radiator, Karndean flooring throughout and stairs to first floor. Doors radiating to:

## Dining Room 13'1" x 11'1" (4.0 x 3.4 )

With double glazing window to front, central heating radiator and Karndean flooring.

## Living Room 18'0" max 11'1" min x 14'5" max 11'9" min (5.5 max 3.4 min x 4.4 max 3.6 min)

With double glazing window and bifold doors to rear, central heated radiator and feature fireplace with log burner and marble surround.

## W.C

With obscured double glazing window to side, central heating radiator and Karndean flooring. With tiling to splashback, hand wash basin and low level w.c.

## Kitchen 25'7" max 9'10" min x 12'5" max 10'5" min (7.8 max 3.0 min x 3.8 max 3.2 min)

With double glazing window to side and bifolds to rear, two central heating radiators and tiling to floor. Featuring a variety of fitted Avanti wall and base units with quartz work surface over and tiled splashback, stainless steel one and a half bowl sink with drainage and mixer hose tap, various integrated Neff appliances such as oven and grill with extractor fan over, fridge freezer and dishwasher.

## Utility 6'6" x 4'11" (2 x 1.5)

With door to rear, central heating radiator and fitted base units with worksurface over. Stainless steel sink and space and plumbing for white goods.

## First Floor Landing

With double glazing window to front, central heating radiator, airing cupboard and access to loft via hatch.

## Bedroom One 11'5" x 14'5" (not into wardrobe) (3.5 x 4.4 (not into wardrobe))

With double glazing window to rear, central heating radiator and ample fitted wardrobes for storage. Door leading through into en-suite.

## En-suite

With obscured double glazing window to rear, chrome heated towel rail and tiling to floor and half walls. Low level w.c., hand wash basin and large fitted shower cubicle.

## Bedroom Two 15'1" max x 16'8" max (4.6 max x 5.1 max)

With double glazing window to front, central heating radiator and three storage cupboards making use of the eaves.

## Bedroom Three 11'5" x 13'1" (3.5 x 4.0)

With double glazing window to front and central heating radiator.











**Bedroom Four 10'5" x 8'6" (3.2 x 2.6)**

With double glazing window to rear and central heating radiator.

**Family Bathroom**

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls, w.c., fitted wash basin and P shaped bath with shower head over.

**Garage 14'5" x 16'0" (4.4 x 4.9)**

With electric roller door, electric power points, outdoor tap, door leading to side.

**Garden**

Access via patio doors in lounge, kitchen or via side gate. With block paved patio area, lawn and further decked seating area, raised 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. We are advised that there is a service charge of £500 per annum. A buyer is advised to obtain verification from their solicitor.

**Council Tax Band**

The council tax band is G.

**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.



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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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