



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

*...doing things differently*

**38 Newfield Road, DY9 0JR**

*Guide Price £895,000*

On the market for the first time in 50-years, 38 Newfield Road, Hagley is a fabulous detached family home on the ever-popular Newfield Road. This four-bedroom, 2.5 bathroom property sits on a generous plot, with established front garden and large south facing rear garden backing on to fields.

Located just a short walk from Hagley Village high street, the local amenities such as doctors surgery, post office, shops, dentist and pubs are within easy reach. The property also falls within catchment area and walking distance for the local Hagley primary and secondary schools, ideal for those looking to find their forever family home!

Accessed via a private driveway offering ample parking, no. 38 Newfield Road comprises a welcoming entrance hall, excellent sized living room and dining room providing the ideal family living space, a good-sized kitchen and sun room to enjoy the warmer months. Upstairs you will find four spacious bedrooms, the main with en-suite and a family bathroom. The rear garden provides a great place to entertain – with paved patio and large lawn.

There is no shortage of parking with driveway, double garage and single garage.

1950s brick built with generous sized rooms, 38 Newfield Road welcomes the next family to call it home. Modernise, or perhaps develop to suit your family's lifestyle!

Viewings are highly recommended. EJ 8/10/24 V1





### Approach

Via private driveway enclosed by lawns with established borders, leading to ample parking, giving access to a double garage, single garage with access to passageway, and house front door.

### Hallway 15'1" max 4'3" min x 15'5" max 3'3" min (4.6 max 1.3 min x 4.7 max 1.0 min)

With obscured window to front, central heating radiator and under stairs cupboard for storage. With stairs to first floor landing and doors radiating to:

### Lounge 20'4" x 12'5" (6.2 x 3.8)

With dual aspect windows to front and rear, two central heating radiators and feature brick fireplace with electric fire.

### Dining Room 12'5" x 15'1" (3.8 x 4.6)

With two windows to rear and central heating radiator.

### Cloakroom

With obscured window to front, central heating radiator and ample room for storage. Door to w.c.

### W.C.

With obscured window to front, low level w.c., hand wash basin and extractor fan.

### Kitchen Breakfast 12'5" x 16'4" max 14'5" min (3.8 x 5.0 max 4.4 min)

With window to rear and central heating radiator. Fitted wall and base units with worksurface over, one and a half bowl sink with mixer tap, integrated Bosch electric oven and grill, four ring Bosch electric hob with extractor fan, Miele dishwasher and fridge. Door leading to side lobby and sun room.

### Sun Room 12'1" x 10'2" (3.7 x 3.1)

With French doors out to rear patio, further windows to rear and central heating radiator.

### Side Lobby

Step down from Kitchen with door and window to side passage, further doors leading to utility and double garage.

### Utility 6'2" x 4'3" (1.9 x 1.3)

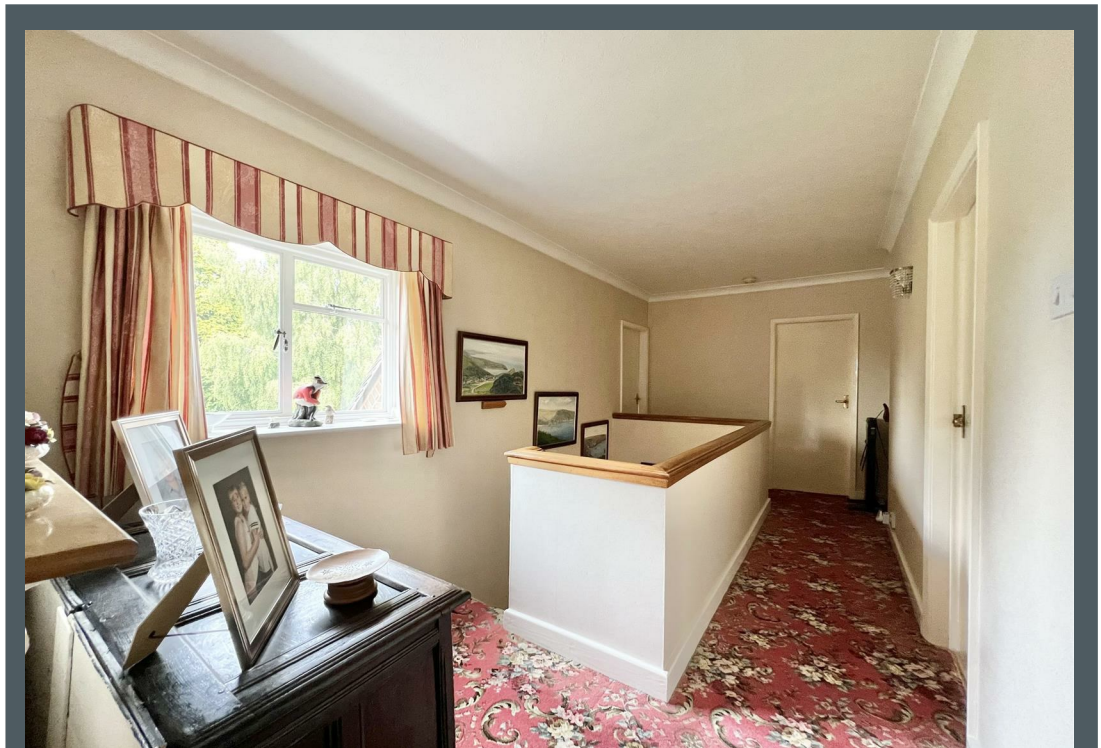
With window to side, fitted sink, space and plumbing for white goods and housing boiler.

### First Floor Landing

With window to front, central heating radiator and doors radiating to:

### Bedroom One 16'0" x 15'1" (into wardrobe) (4.9 x 4.6 (into wardrobe))

With window to rear providing wide views of the back garden, central heating radiator and fitted wardrobes for storage. Door leading to ensuite.









**En-suite 9'10" max 8'6" min x 10'9" max 8'2" min  
(3.0 max 2.6 min x 3.3 max 2.5 min)**

With obscured window to side, chrome heated towel rail, tiled splashback, central heating radiator and large airing cupboard. With fitted sink, low level w.c., fitted bath and fitted shower cubicle. Access to loft via hatch and further storage.

**Bedroom Two 12'5" x 11'5" (into wardrobe) (3.8 x 3.5 (into wardrobe))**

With window to rear, central heating radiator and fitted furniture including double wardrobe, single wardrobe, cupboards and drawers for storage.

**Bedroom Three 12'9" x 11'5" (3.9 x 3.5)**

With dual aspect windows to side and rear and central heating radiator.

**Bedroom Four 12'5" max 9'2" min x 8'6" max 5'2" min (3.8 max 2.8 min x 2.6 max 1.6 min)**

With window to front and central heating radiator.

**Family Bathroom 5'6" x 11'5" (1.7 x 3.5)**

With obscured window to front, central heating radiator and tiling to half wall and splashback. Low level w.c., wash basin and fitted bath with shower over. Door leading through into walk in storage cupboard and further storage in eaves.

**Garden**

With large, paved patio area, steps down to substantial sized lawn and established borders with hedging, plants, mature trees and fence panels. A paved patio is accessed from the house, with a glass framed greenhouse, two sheds, a sun loggia and tool centre with electricity points and lighting providing plentiful garden storage. Rear garden is accessible from driveway via single garage

**Double Garage 16'4" max 13'1" min x 20'0" max 16'0" min (5.0 max 4.0 min x 6.1 max 4.9 min)**

With roller sliding garage door, cold water tap, internal window to single garage and door through into side lobby. Lighting overhead and electricity points throughout.

**Single Garage 8'2" x 15'8" (2.5 x 4.8)**

With roller sliding garage door, window to side, door leading to rear passage and lighting and electricity points.

**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**

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 Fee**

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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