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56 Hall Lane, Hagley, DY9 9LH

Guide Price £650,000

56 Hall Lane

Grove Properties Group are thrilled to present this delightful piece of Hagley History for sale. What was once a grocery store and bakery dating back to approximately 1760 is now a beautiful five bedroom family home and has been well loved for many years.

Positioned on Hall Lane overlooking the extensive grounds of Hagley Hall, the property is within easy reach of Hagley high street and the amenities it offers such as various shops and eateries, a GP Surgery, dentist, opticians and train station. Hagley village also provides schooling at nursery, primary and secondary level, as well as a sixth form for older students.

The property is approached via gate to the side if on foot and via the car port if in a vehicle. You are welcomed by a red brick porch area, leading through into the entrance hall with doors off to the large lounge, dining room with bay window, kitchen with breakfast table, pantry and downstairs cloakroom.

Upstairs you will find the five bedrooms, the main with ensuite and a further family bathroom. The third bedroom is currently being used as a study space, useful for those who work from home.

The property also benefits from a good sized cellar accessed from the hallway and offers excellent storage space.

Externally residents can enjoy a well maintained lawn area, vegetable patch, various planter beds and patio areas to sit out in the warmer months.

Viewings are by appointment and through our Hagley office.

CAFE des AMIS

Approach
Approached via gate through to a covered walkway leading to the porch and giving access to the well maintained garden. For vehicles, there is a carport with electric up and over garage door for security that can be accessed via Hall Lane.

Porch
With large glass window to the side, tiled flooring and door through into the entrance hall.

Entry Hall
With sash window to front, central heating radiator and stairs leading to the first floor landing. Doors lead to:

Lounge 14'1" max 4'7" min x 20'8" max 19'0" min (4.3 max 1.4 min x 6.3 max 5.8 min)
With sash window to the front and double glazing window to the side, two central heating radiators, character beams overhead and feature open fireplace with marble and oak surround.

Kitchen 16'0" max 11'1" min x 13'1" max 9'2" min (4.9 max 3.4 min x 4.0 max 2.8 min)
With two double glazing windows to rear and further window to side, tiled flooring and door through to the pantry. There are fitted solid pine wall and base units with part granite part tiled worksurface and matching island. There is a fitted Belfast sink, dishwasher, integrated fridge and Britannia cooker with extractor fan overhead. For seating, there is a bespoke corner seating area with space for a breakfast table. Door leads through into the pantry .

Pantry 21'11" x 3'11" (6.7 x 1.2)
With dual aspect windows to front and rear, door out to the garden and space and electric for white goods.

Dining Room 13'1" max 3'7" min x 14'1" max 11'5" min (4.0 max 1.1 min x 4.3 max 3.5 min)
With bay window to the side and double glazing window to front, central heating radiator and feature fireplace with gas fire insert.

Downstairs Cloakroom
With window to rear, central heating radiator and tiling to half walls. There is a low level w.c., sink and fitted storage behind sliding doors that offer ample room for coats.

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Jojo Moyes
RICHARD OSMAN

First Floor Landing
With window to rear, central heating radiator and access to the loft via hatch. Doors lead to:

Bedroom One 13'1" x 11'9" (4.0 x 3.6)
With two sash windows to side and a Juliet balcony with views out towards the grounds of Hagley Hall. There is a central heating radiator, fitted wardrobes for storage and door leading through into the ensuite.

Ensuite
With window to rear and sash window to side, chrome heated towel radiator and tiling to walls. There is a pedestal sink, w.c. and P shaped bath with shower over, along with small storage cupboard, ideal for toiletries.

Bedroom Two 13'1" max 2'11" min x 13'5" max 12'1" min (4.0 max 0.9 min x 4.1 max 3.7 min)
With double glazing window to side, two central heating radiators and feature fireplace.

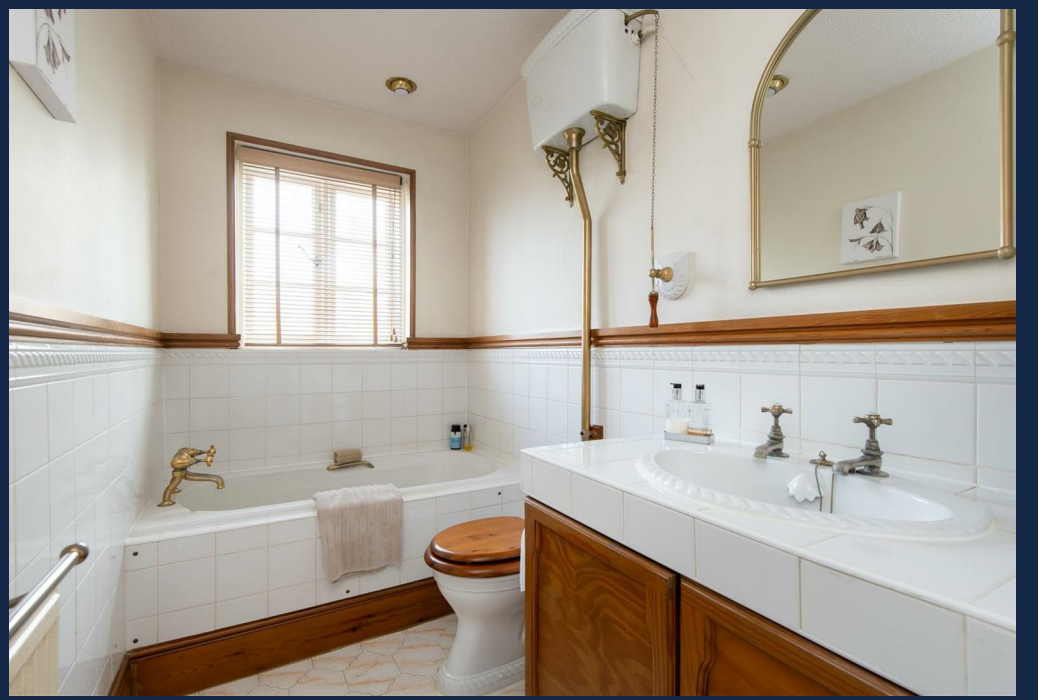
Bedroom Three 12'1" max 4'11" min x 8'2" max 7'2" min (3.7 max 1.5 min x 2.5 max 2.2 min)
With double glazing window to front and central heating radiator.

Bedroom Four 16'0" x 7'10" (4.9 x 2.4)
With dual aspect windows to rear and side and central heating radiator.

Bedroom Five 6'2" x 8'2" (1.9 x 2.5)
With window to rear, central heating radiator and airing cupboard.

Bathroom
With window to rear, central heating radiator and tiling to floor and walls. There is w.c., vanity sink, fitted bath and separate shower cubicle.

Cellar
Accessed via stairs from the hallway, this space is split into three chambers and offers ample room for storage along with a designated utility area with stainless steel sink, base units for further storage and space and plumbing for white goods. Beneath the stairs, a historical coat of arms is carved within the sandstone- a real talking point and special feature!



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SIEMENS

Garden
A beautifully landscaped east facing walled garden with various patio areas to enjoy, a well maintained lawn, vegetable patch and mature planter beds throughout. To the rear is a pergola seating area with access to storage at the rear of the garage.

Garage 11'1" x 16'0" (3.4 x 4.9)
With up and over garage door and lighting overhead.

Tenure - Freehold
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
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, Grove Properties Group 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

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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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BASEMENT

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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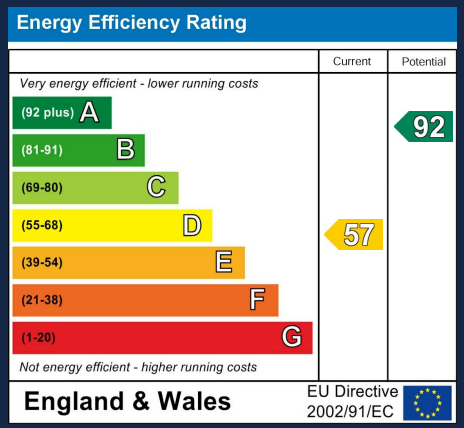
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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