



LexAllan
Grove *Village*

Church Cottage, 3 Park Road, Hagley, Stourbridge DY9 0NS

Offers In Excess Of £475,000

...doing things differently

BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME WITH HUGE POTENTIAL

BENEFITTING FROM NO UPWARD CHAIN!

Set in a deceptively large, private plot, this beautifully presented three bedroom detached home is situated in the very heart of Hagley. This family property is within a short distance of Hagley High Street and the wonderful facilities it provides. Also within easy access is Hagley train station giving commuter opportunities to Birmingham, Worcester and beyond. Church Cottage is also within walking distance of some of the regions best schools at primary and senior level. The accommodation comprises of good sized driveway offering parking for numerous cars, garage, entrance hall, downstairs w.c., lounge, separate dining room, fitted kitchen, three bedrooms and family bathroom. Internal inspection highly recommended.

The property also benefits from potential to grow and adapt subject to usual planning consents- plans available on request.

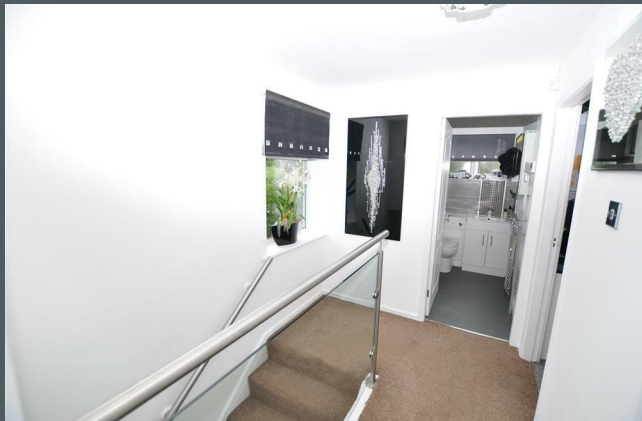
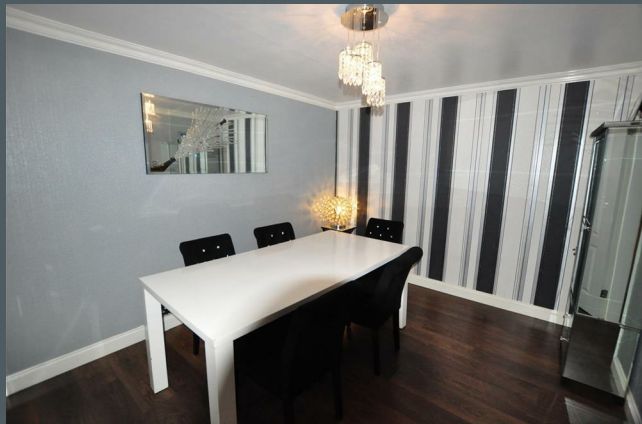
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Lex Allan Grove loves...
the convenience of this three
bedroom family home







Approach

Via driveway with door giving access to:

Entrance hall

Having stairs to first floor accommodation, wood effect laminate flooring, central heating radiator, double glazed window to rear, central heating radiator, door to:

W.C.

Having w.c., window to rear, wash hand basin.

Dining room 9'10" x 12'9" (3.0 x 3.9)

Double glazed window to front, wood effect laminate flooring.

Lounge 15'1" x 12'5" (4.6 x 3.8)

Double glazed window to front, t.v. point, wood effect laminate flooring, gas fire point, coving to ceiling, double glazed window to side.

Fitted kitchen 8'2" min 11'5" max x 15'5" (2.5 min 3.5 max x 4.7)

Double glazed window to front and side, sink with drainer and mixer tap, integrated oven and electric hob, range of wall and base units with roll top work surfaces over, breakfast bar, inset ceiling ceiling light, door to storage cupboard housing central heating boiler and useful storage, integrated dishwasher, door giving access to rear.

First floor landing

Double glazed window to side and doors radiating to:

Bedroom one 15'1" x 11'1" min 11'9" max (4.6 x 3.4 min 3.6 max)

Double glazed window to front, central heating radiator, wood effect laminate flooring, loft access.

Bedroom two 10'9" x 12'1" (3.3 x 3.7)

Double glazed window to front, central heating radiator.

Bedroom three (currently used as a dressing room) 9'10" x 7'6" (3.0 x 2.3)

Double glazed window to side, fitted shelving and hanging space.

Bathroom

Double glazed obscured window to side, spa bath with shower over, w.c., vanity sink, heated towel rail.



Garage

Having up and over door to front.

Rear garden

Stone chipping patio area with raised lawn and mature borders. To the side of the property there is a raised decking area and continuation of lawn stretching to the front of the property also housing timber shed and gate to front driveway.

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 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.



Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

...here's just a few of them



Destina by Good Travel - dedicated travel experts



fig & favour - modern food emporium



Hagley Bridal Studio - exceptional service



Our Plaiice - award-winning fish & chips



Paddocks - choice cuts from the choice of villagers



Robinson & Sproson - professional eye care



West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts

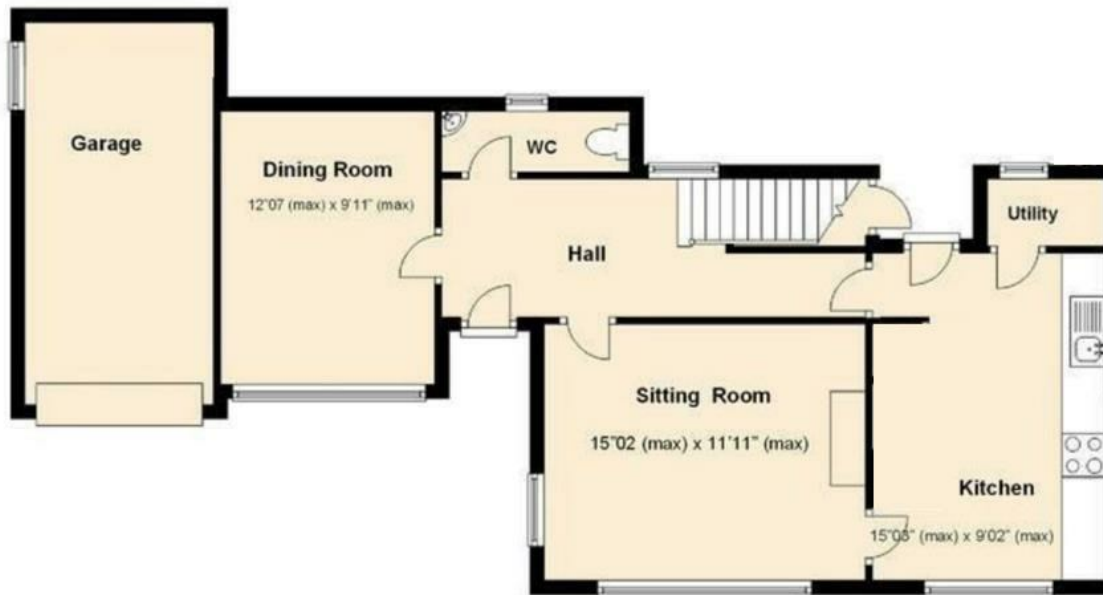


The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

...doing things differently



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 Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.

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