



11 Prince Mews,
Hagley, Stourbridge,
West Midlands DY9 0FT

Guide Price £475,000

...doing things differently



Beautifully presented four bedroom family home situated in this gated community known as Princes Mews. Approach via electric gates into private driveway with communal outside space, private off road parking for numerous cars, garage, welcoming reception hallway, downstairs w.c., attractive lounge, beautiful dining kitchen, low maintenance recently landscaped rear garden with artificial turfed lawn, raised sleeper borders and raised koi carp pond, access to garage, first floor accommodation comprising of three bedrooms one with ensuite facilities and family bathroom, further stairs rising to master suite with bedroom, dressing area an ensuite shower. Internal inspection highly recommended. DAG 13/10/2020 V1 EPC=B



Lex Allan Grove loves...
The low maintenance rear garden!







Location

Accessed through gated entrance off Hagley Road, the property is approached via private driveway with additional communal outdoor space. Located just a short distance from Hagley Village centre this property also benefits from the convenience of local boutique shops, pubs and restaurants, excellent schooling at both primary and secondary level which Hagley prides itself upon and is well situated for commuters to Birmingham, Worcester and beyond due to nearby Hagley Train Station.

Entrance Hallway

The property is entered via welcoming entrance hallway with central heating radiator, stairs rising to first floor accommodation, understairs storage space, door leading to;

Downstairs w.c.

Comprising of w.c. and wash hand basin.

Lounge 10'9" x 16'0" (3.3 x 4.9)

With double glazed bay window to front elevation, central heating radiator and feature fireplace.

Kitchen Diner 18'4" x 11'9" (5.6 x 3.6)

With double glazed window and French door giving access to rear garden, kitchen area with one and a half bowl sink incorporating drainer and mixer tap, integrated electric double oven, cupboard housing central heating boiler, space for washer drier, integrated fridge freezer and slimline dishwasher, five ring gas hob, central heating radiator, Amtico flooring, quartz worksurface, dining/seating space with french doors giving access to rear garden.











First Floor Landing

Having double glazed window to side and doors radiating off to;

Bedroom Four 7'2" x 8'6"(min)12'1"(max) (2.2 x 2.6(min)3.7(max))

With double glazed window to rear and central heating radiator.

Bedroom Three 11'1" x 12'1"(max)9'2"(min) (3.4 x 3.7(max)2.8(min))

With double glazed window to rear and central heating radiator.

Bedroom Two 10'9" x 14'9"(max) 10'2" (min) (3.3 x 4.5(max) 3.1 (min))

With double glazed window to front and central heating radiator, door leading to ensuite bathroom.

Ensuite Bathroom

Having w.c., pedestal wash hand basin, double shower cubicle, heated towel rail and complementary tiling to walls.

Family Bathroom

Comprising of bath, w.c., pedestal wash hand basin, complementary tiling to splash back areas, double glazed window to front, heated towel rail.

Mater Suite 19'4" x 11'5"(max)7'6"(min) (5.9 x 3.5(max)2.3(min))

Accessed via stairs rising from first floor landing to private second floor landing with door leading into bedroom with double glazed window to front, velux window to rear, central heating radiator, fitted wardrobes, door leading to ensuite bathroom.

Master Ensuite Bathroom

With velux window to rear, shower cubicle, w.c., pedestal wash hand basin, complementary tiling to walls.

Garage 8'2" x 17'0" (2.5 x 5.2)

With up and over door to front, further door leading to garden.

Landscaped Rear Garden

Natural stone patio area with pathway leading to covered arbour with decking, turf with raised sleeper borders and raised carp pond, outside power and tap facilities.

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.



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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



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



The Vine Inn, Clent - a favourite local haunt



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

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