



16 Churchill Lane,
Blakedown, Kidderminster,
Worcestershire DY10 3NA

Guide Price £500,000

...doing things differently



LOCATED ON THE OUTSKIRTS OF THE BEAUTIFUL VILLAGE OF CHURCHILL. This three bedroom semi detached property provides potential buyers and ideal base for those wishing to enjoy semi rural living yet within easy reach of urban civilisation. Having excellent connections to Blakedown train station offering links to Birmingham, Worcester and beyond, The village of Hagley is also a short distance offering excellent schooling at both primary and secondary level and offering a range of boutique shops, restaurants and bars. The accommodation includes entrance hall, extended lounge, second reception room, extended fitted kitchen, downstairs utility and w.c., two car garage, three bedrooms, master bedroom having en-suite facilities, family bathroom, gas central heating, attractive rear garden, extensive parking to front. DAG 23/10/20 V1 EPC=D









Approach

Via stone chipping driveway with extensive lawn to front, covered vestibule, door giving access to:

Entrance hall

Having stairs to first floor accommodation, central heating radiator, door leading to:

Reception room one 10'9" x 10'9" (3.3 x 3.3)

Window to front, central heating radiator, feature fireplace, wooden stripped flooring.

Extended lounge 10'9" max 9'6" min x 17'0" (3.3 max 2.9 min x 5.2)

Double glazed window and French doors to rear, t.v. point, central heating radiator and fireplace.

Extended kitchen 15'8" x 9'10" max 6'6" min (4.8 x 3.0 max 2.0 min)

Window to rear, sink with drainer and mixer tap, complementary tiling to walls, electric hob with double oven, central heating radiator, ceramic tiled flooring, integrated dishwasher.

Side lobby

Having door to store to rear, sink with drainer, plumbing for automatic washing machine, space for appliances and door leading to:

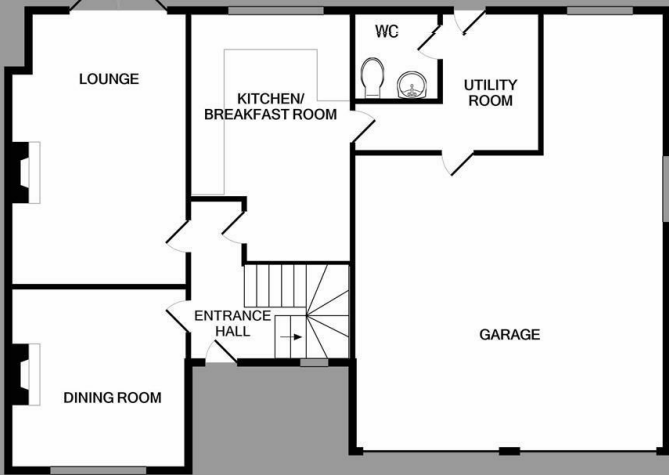
W.C.

With w.c., wash hand basin and central heating boiler.

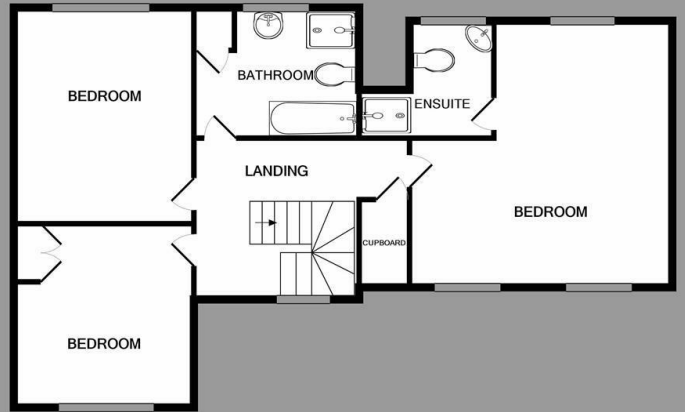
First floor landing

Having window to front, storage cupboard and doors radiating to:





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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

...doing things differently

Bedroom one 14'9" max 10'5" min x 15'8" (4.5 max 3.2 min x 4.8)

Double glazed window to front and rear, fitted wardrobes with overhead units and bedside tables, door giving access to en-suite shower room.

En-suite shower room

With w.c., shower cubicle, pedestal wash hand basin, central heating radiator.

Bedroom two 13'1" x 9'10" min 10'9" max (4.0 x 3.0 min 3.3 max)

Double glazed window to rear, central heating radiator, fitted wardrobe, dressing table.

Bedroom three 10'9" x 9'10" min 10'9" max (3.3 x 3.0 min 3.3 max)

Window to front, central heating radiator, feature fireplace, fitted wardrobes.

Bathroom

Double glazed obscured window to rear, pedestal wash hand basin, bath, separate shower cubicle, complementary tiling to walls.

Two car garage 17'4" min 26'10" max x 18'8" (5.3 min 8.2 max x 5.7)

Electrically operated up and over door, further manually operated up and over door, windows to side and rear.

Garden

Having patio area with extensive lawn, mature borders and outside tap.

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.

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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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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PROTECTED



the mark of
property
professionalism
worldwide



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