



**** SUPERB ACCOMMODATION NESTLED IN A WELL KNOWN LOCATION ****

This detached dormer offers substantial accommodation throughout & is truly ideal for those looking to upsize. Hagley Road is surrounded by superb amenities & schooling options for all ages. Benefitting from no upward chain & in need of modernisation, this truly is not one to miss. In brief the property comprises; gated driveway providing ample off road parking, reception hall, lounge, sun room, dining room, kitchen/breakfast room, bedroom three/sitting room, further bedroom & house bathroom. To the first floor is bedroom one with its own en-suite & bedroom four. To the rear is a private peaceful garden along with garage to front. Call today to arrange your viewing.

Approach

Gated driveway providing ample off road parking with border of mature shrubs.

Reception Hall
11'7" x 11'7" (3.54 x 3.54)

A superb size with door off to lounge, window to front, central heated radiator.

Lounge
26'5" x 10'11" (8.06 x 3.34)

Spacious sitting room with opening to the sun room, centred fire, wall mounted down lights.

Dining Room
21'7" x 10'9" (6.58 x 3.30)

Double glazed window the rear over looking the garden, stairs rise to first floor, central heated radiator, wall mounted down lights.

Kitchen/Breakfast Room
15'7" x 12'7" (4.77 x 3.86)

Variety of wall and base units, electric oven, hob with extractor over, sink and drainer, plumbing for washing machine & dishwasher, tiled flooring, dual aspect double glazed windows, door off to rear garden, spot lights.

Sun Room
17'1" x 11'0" (5.23 x 3.36)

Double doors open into the garden, air conditioning & central heated radiator.



Bedroom 3/Sitting Room

16'6" x 8'7" (5.03 x 2.63)

Double doors open into the garden, central heated radiator.

Inner Hall

Door off to bathroom & bedroom 2

Bedroom 2

13'8" x 11'1" (4.18 x 3.38)

Built in wardrobes, window to front, central heated radiator.

Bathroom

Bath, shower, wash hand basin, w.c, vanity, bidet, spot lights, window to front, tiled flooring.

Landing

Doors off to all first floor accommodation

Bedroom 1

13'2" x 13'0" (4.02 x 3.98)

Built in wardrobes, door off to en-suite, two skylights & window to front.

En-Suite

Shower, wash hand basin, w.c, bidet, window to rear, door off to store room.

Bedroom 4

10'8" x 7'8" (3.26 x 2.34)

Double glazed window to side, central heated radiator, spot lights.

Rear Garden

A true asset is the private & peaceful garden with block paved patio, tidy sweeping lawn with mature shrubs & flower throughout, secure side access leads to the front.

Garage

Doors to front.

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.



Money Laundering Regulations.

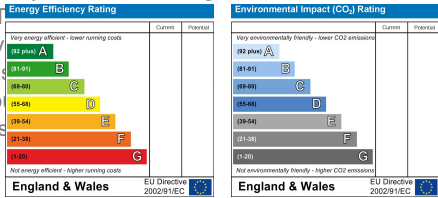
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 £300 inc VAT 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This fee that you would pay had you used us as an intermediary on the basis of our expenditure in so doing. If you please feel free to contact us



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, wallspace, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with floorplan 12/25



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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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