



**LexAllan**

local knowledge exceptional service

8 Bennett Drive, Hagley, Worcestershire, DY9 0WA

**\*\* TURN KEY READY FAMILY HOME NESTLED IN HAGLEY \*\***

This immaculately presented three bedroom mid terrace has been well maintained by the current owners over the years of ownership. Nestled on a well known address in Hagley you are spoilt by amenities, transport links along with schooling options for all ages.

In brief the property comprises; entrance hall, lounge, kitchen/diner, w.c, three well sized bedrooms & house bathroom. To the rear is a peaceful garden along with road parking for multiple vehicles. Call us today to arrange your viewing.



**Approach**

Pathway to front giving access to NO.8.

**Entrance Hall**

Spacious hall with doors off to all ground floor accommodation, under stair storage cupboard, central heated radiator, stairs rise to first floor.

**Lounge**

17'2" x 11'5" (5.24 x 3.50 )

Double doors open into the garden, central heated radiator, double glazed window to front.

**Kitchen/Diner**

17'2" x 9'6" (5.25 x 2.92 )

Variety of wall and base units, electric oven, four ring gas hob with extractor over, sink & drainer, integrated fridge/freezer, double glazed window to front, central heated radiator, additional worktop with plumbing for washer & dryer under, double doors open into the garden.



**W.C**

Wash hand basin, w.c, central heated radiator.

**Landing**

Spacious landing with doors off to all first floor accommodation, double glazed window to side, loft access, central heated radiator, storage cupboard.



### Bedroom 1

11'7" x 11'0" (3.55 x 3.37 )

Double glazed window to rear, central heated radiator.

### Bedroom 2

17'2" x 7'11" (5.24 x 2.43 )

Double glazed windows to front & rear, central heated radiator.

### Bedroom 3

12'6" x 5'10" (3.82 x 1.80 )

Double glazed window to front, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to front.

### Garden

A true asset is this private & peaceful garden that is ideal for hosting, with patio area along with a tidy lawn. Secure rear access leads to the off road parking.

### Parking

Parking is located to the rear of the property.

### Agents Note- Service Charge

Please note there are attached service charges payable:

Yearly charges - Remus - £299.42 and Bromford - £665.15

Currently: 01/07/2026 01/07/26 - 31/12/26 Half Yearly Estate Service Charge in advance £149.71 Bromford Pack: The Monthly Service Charge is £55.43 Service charge amount payable per month. Service Charge is collected on the first day of every month in advance. Service Charges/Maintenance: We are unable to confirm if there will be an increase in the service charges over the next two years. Budgets are prepared annually and are based on works expected to be undertaken in that financial year. There is always a possibility of unforeseen works becoming required which could cause an increase in service charges.



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. Service Charge Payable - tbc

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing costs. We are not responsible for any loss or damage regarding the above, please

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (82 phs) A                                                      |  |                         |           |
| (61-81) B                                                       |  |                         |           |
| (49-60) C                                                       |  |                         |           |
| (29-48) D                                                       |  |                         |           |
| (19-28) E                                                       |  |                         |           |
| (11-18) F                                                       |  |                         |           |
| (1-10) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

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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