



Grove.
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36 Station Road, DY9 0NU
Guide Price £420,000

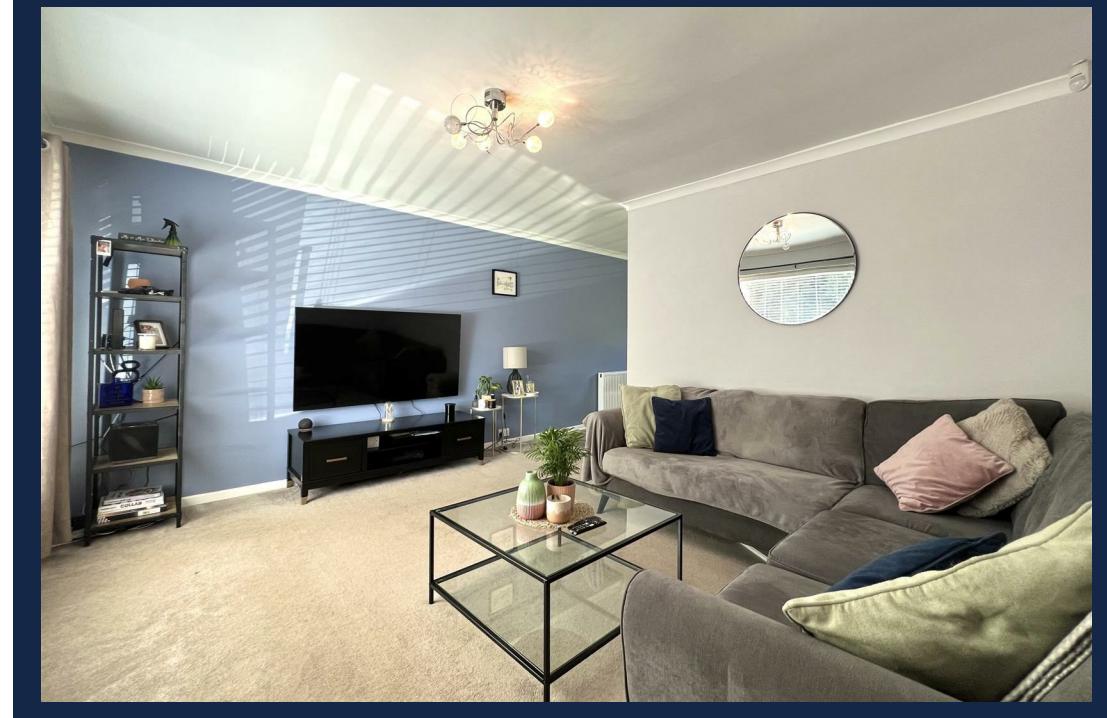
36 Station Road

Nestled on Station Road in the charming village of Hagley, this delightful three-bedroom house offers a perfect blend of modern living and convenient access to local amenities. The property boasts a spacious open plan living, ideal for both relaxation and entertaining, while the contemporary finish throughout ensures a stylish and comfortable environment.

The three well-proportioned bedrooms provide ample space for family living or guest accommodation, making this home suitable for a variety of buyers. The property also features generous parking options, including a garage, which is a rare find in this desirable area.

Situated just a stone's throw from the heart of Hagley Village, residents will enjoy easy access to a range of shops, cafes, and essential services. For those who commute, the property benefits from excellent motorway links and is a short walk from Hagley train station, making travel to nearby cities both convenient and efficient.

Families will appreciate the excellent local schooling options available, ensuring that educational needs are well catered for. This property presents an outstanding opportunity for anyone seeking a modern home in a vibrant community, combining comfort, convenience, and a welcoming atmosphere. Don't miss the chance to make this lovely house your new home.





Approach

Approached via stone chipped driveway with security bollards, gate to side for access and door into porch.

Porch

With door to front, central heating radiator and wood flooring. Door leads through into:

Lounge 11'9" x 14'5" (3.6 x 4.4)

With double glazing window to front, central heating radiator and opening through into the kitchen diner.

Kitchen/Dining 9'2" x 17'8" (2.8 x 5.4)

With double glazing window and sliding doors to rear, central heating radiator and wood flooring. Featuring various fitted wall and base units with worksurface over, one and a half bowl sink with drainage and four ring hob with extractor fan over. There is an integrated oven and grill along with space and plumbing for dishwasher and large fridge freezer. Glass door leads through into the utility.

Utility

With door to rear, wood flooring and space and plumbing for white goods. Doors lead to the w.c., garage and further space in alcove under the stairs for storage.

W.C

With w.c. and hand wash basin with tiled splashback.

First Floor Landing

With double glazing window to side, airing cupboard and access to loft via hatch. Doors lead to:

Bedroom One 11'5" x 9'6" (3.5 x 2.9)

With double glazing window to front and central heating radiator.

Bedroom Two 10'9" max 8'6" min x 11'5" max 7'6" min (3.3 max 2.6 min x 3.5 max 2.3 min)

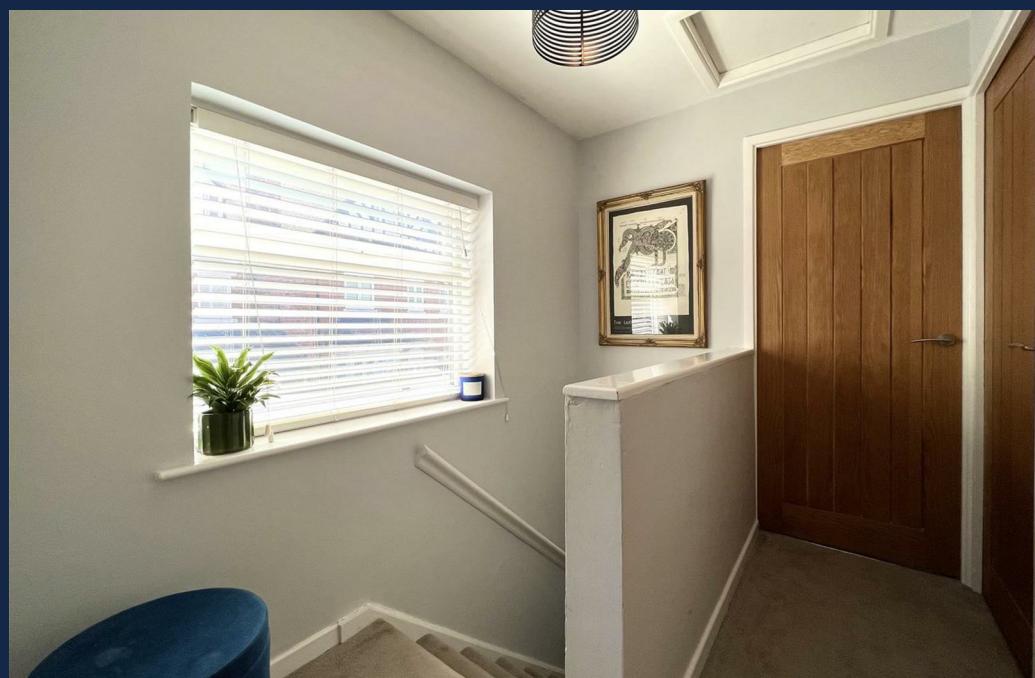
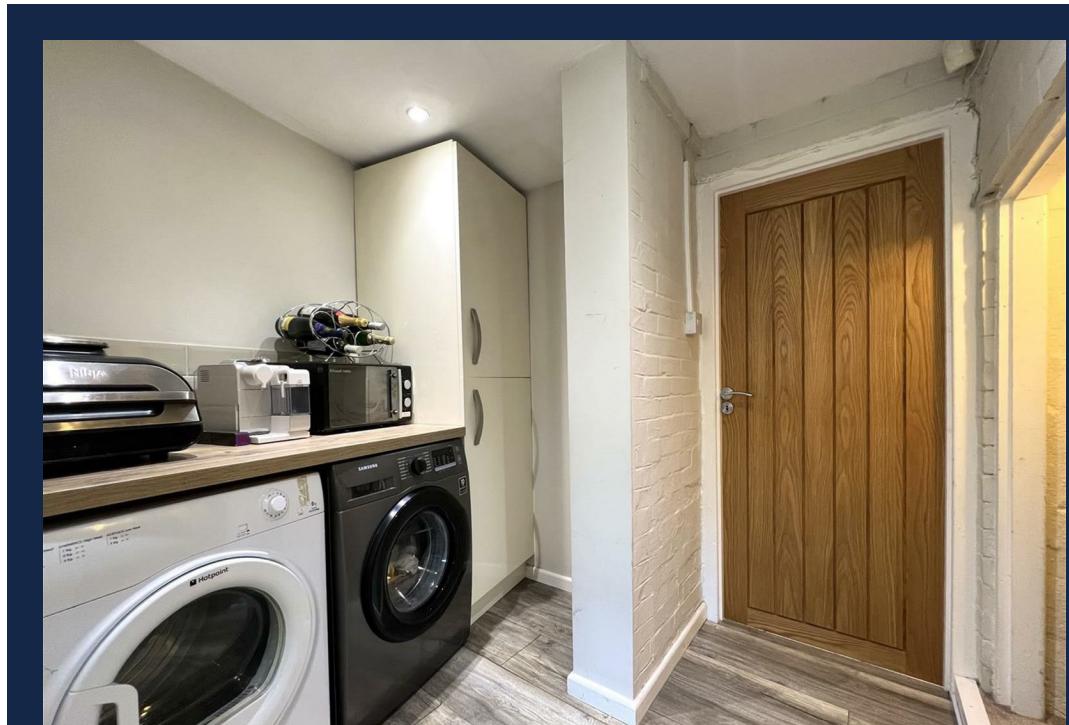
With double glazing window to rear and central heating radiator.

Bedroom Three 7'10" max 4'7" min x 8'2" max 5'6" min (2.4 max 1.4 min x 2.5 max 1.7 min)

With double glazing window to front, central heating radiator and storage cupboard.

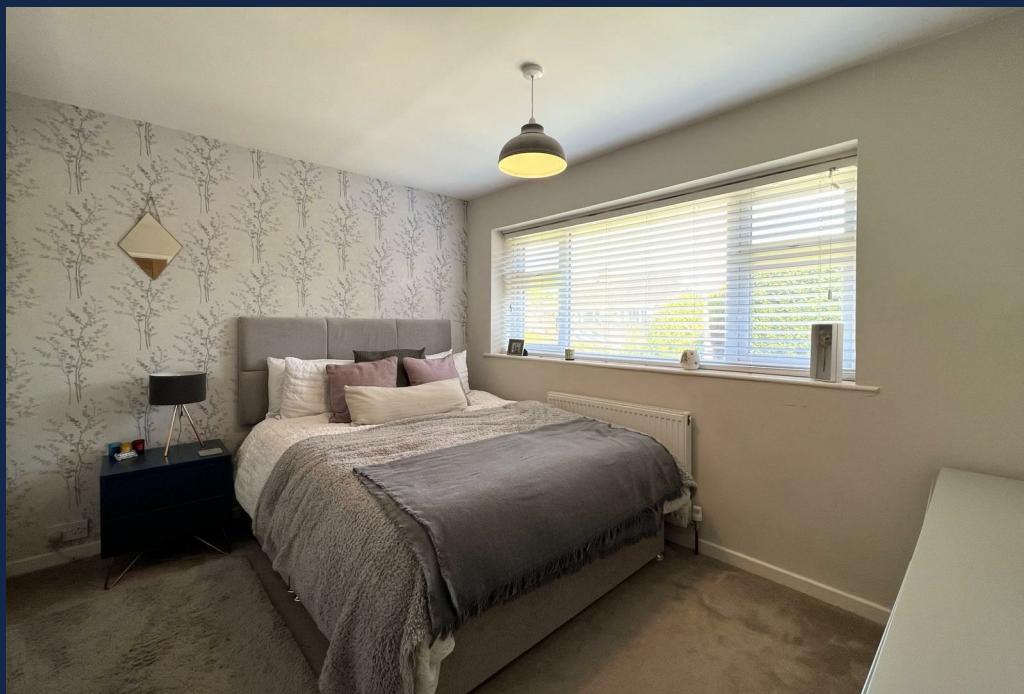
Bathroom

With obscured double glazing window to rear, chrome heated towel radiator and tiling to floor and walls. Fitted vanity sink with storage, w.c. and fitted bath with hand held shower.



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Garden

With block paved patio, lawn and raised seating area with flagstones and established borders with fence panels.

Garage 16'0" x 8'2" (4.9 x 2.5)

With up and over garage door, lighting overhead and housing boiler.

Council Tax

Tax band is C.

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

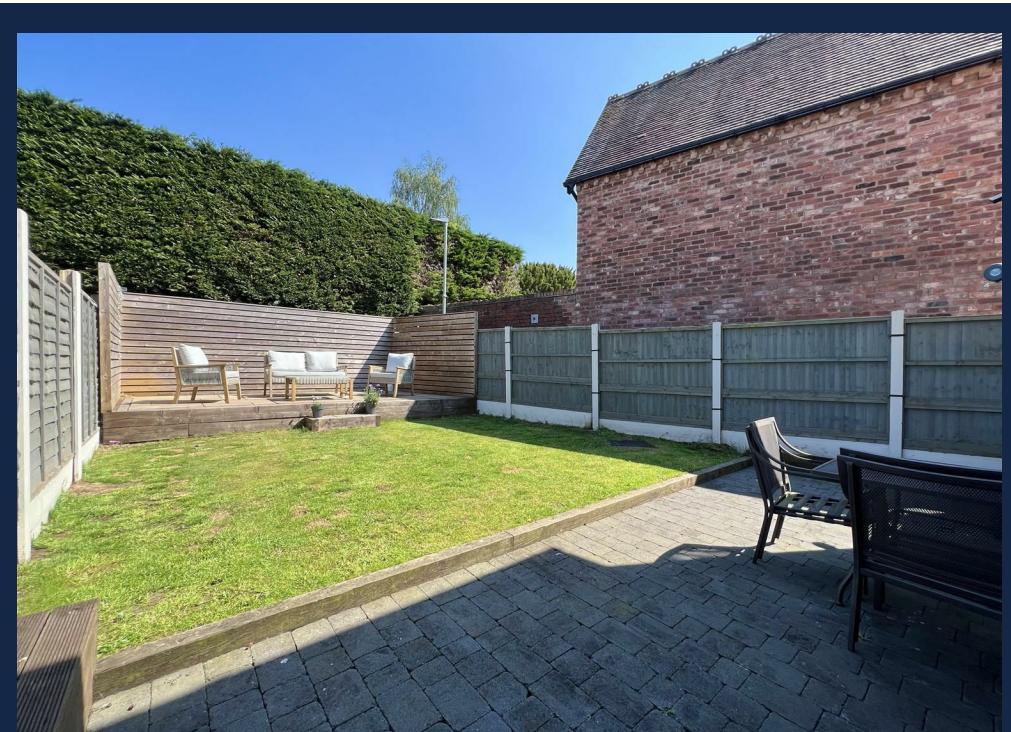
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group 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.

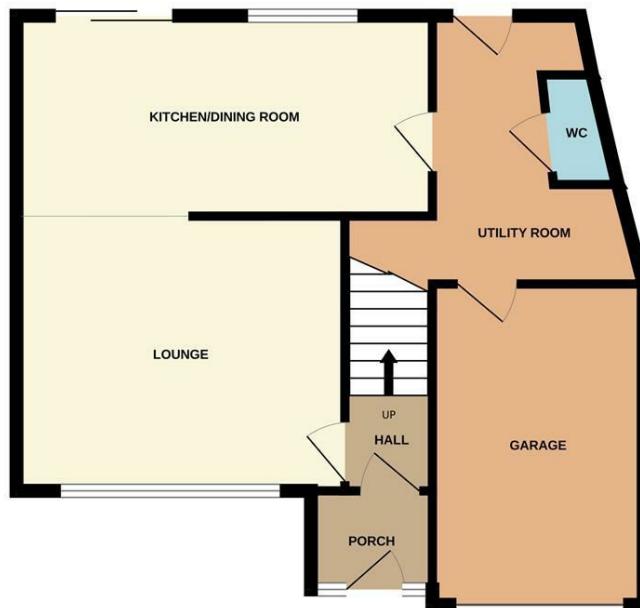
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.



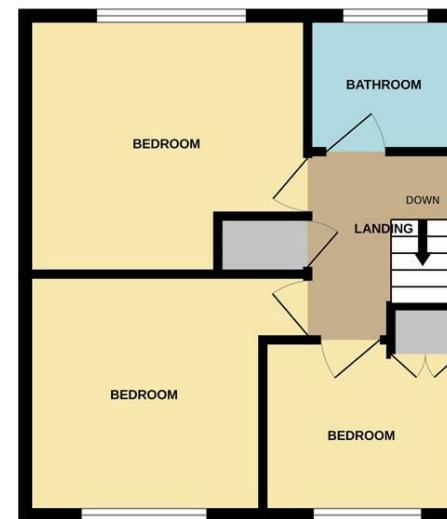
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		

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