Grove.

FIND YOUR HOME

24 Hartle Lane, Belbroughton DY9 9TJ

Offers In The Region Of £630,000

24 Hartle Lane

Grove Properties Group are delighted to present this fabulous three-bedroom detached property in the heart of Belbroughton in immaculate condition. Positioned on Hartle Lane, all local amenities are within walking distance and ideal for families of all ages.

The village of Belbroughton offers excellent schooling at primary school level which feeds into Haybridge High School in the nearby village of Hagley, various eateries, the local shop with post office, hairdressers and doctors' surgery. Access to the motorway networks with routes to Birmingham, Worcester and beyond makes for easy commuting to and from work.

Upon approach, you are welcomed through the entrance hall into a beautiful, modern kitchen living space flooded with natural light, a further cosy living room with log burner, two double bedrooms, a shower room and utility room.

Upstairs is the master suite with well thought out storage in the eaves and a stylish ensuite shower room with walk in shower.

Externally, the tranquil garden provides two patio areas to enjoy the warmer months, a well-maintained lawn with mature planter beds and a summer house, currently used as an office.

Viewings are highly recommended to appreciate the standard and great condition throughout.

VIETNAM
HA LONG BAY
WHISTLER

PARK CITY
WHISTLER
TOSCANA
ITALIA

PARK CITY

TOSCANA
ITALIA
Barbados

STANLEY TUCCI
TOM HANKS

Approach
Approached via tarmac driveway with curved steps to either side, raised planter beds and gates to either side for access. There is also an Electric Vehicle charging point.

Entrance Hall
With wood flooring, central heating radiator and doors leading to:

Bedroom Two 11'8" x 11'1" (3.56 x 3.39)
With double glazing window to front and central heating radiator.

Bedroom Three 11'7" x 11'1" (3.54 x 3.39)
With double glazing window to front and central heating radiator.

Shower Room
With Velux to side, chrome towel radiator and tiling to flooring with underfloor heating, shower and splashback. There is a W.C, vanity sink with storage and shower with handheld and drench head over. For storage, there is a good-sized airing cupboard with shelving.

Living Room 12'2" max 9'11" min x 16'4" max 3'3" min (3.71 max 3.04 min x 4.98 max 1.01 min)
With obscured double-glazing window to side, sliding patio doors to rear and central heating radiator. There is wood flooring throughout and a feature fireplace with slate hearth, wood beam mantle and log burner.

Kitchen Living Space 16'3" max x 22'7" max (4.96 max x 6.90 max)
With four Velux skylights, double glazed windows to side and Bifold doors to the rear out to the garden. There is wood flooring throughout with under floor heating, fitted bespoke wall and base units with work surface over, stainless steel sink with boiling water tap and four ring hob with extractor fan overhead. There are various integrated appliances including a dishwasher, Bosch oven, grill and microwave, fridge freezer and wine fridge.

This space offers room for both dining and living furniture, creating a great hub of the home and ideal for families.

Grove.
FIND YOUR HOME

Utility 12'1" x 5'5" (3.70 x 1.67)
With Velux skylight and door to side, under floor heating and fitted wall and base units with work surface over. There is a stainless-steel sink, space and plumbing for white goods, house boiler and good-sized cupboard with shelving.

Bedroom One 16'2" max x 12'11" max (4.95 max x 3.96 max)
With two double glazing windows to front, two central heating radiators and large storage cupboards in the eaves. Opening leads through to the en-suite.

Ensuite
With two double glazing windows to rear, chrome towel radiator and tiling to floor and walls. There is a pedestal sink, w.c. and a walk-in shower with handheld and drench head over.

Garden
A lovely, south facing tranquil space with paved patio area and raised planter beds, steps up to the lawn with further patio area, pathway leading to the summerhouse and shed for storage. The borders are established with fence panels, various planter beds with mature shrubs and gate to side for access.

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.

Council Tax
Tax band is F

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

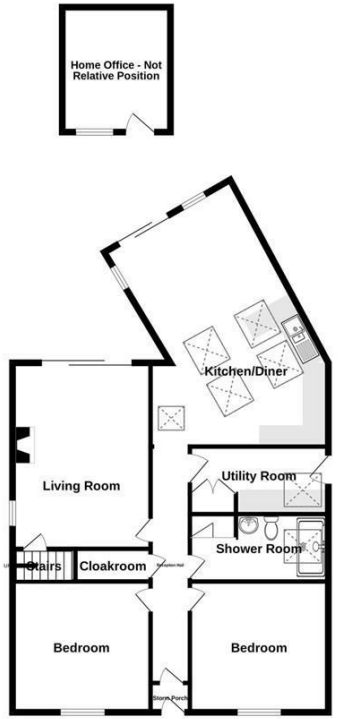
Grove.
FIND YOUR HOME

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.

Ground Floor



1st Floor

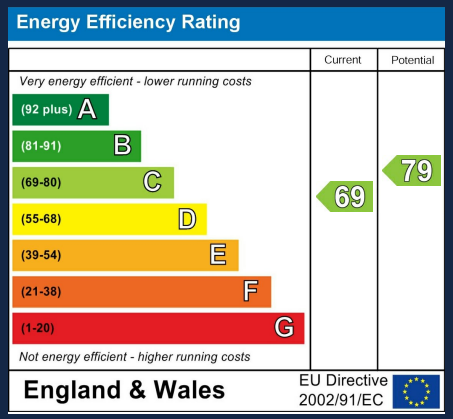
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group 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 alternations 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.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



Grove.

FIND YOUR HOME

Hagley
129 Worcester Road
Hagley
DY9 0NN
T: 01562 270 270
E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk