



Grove.
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36 Kidderminster Road, DY9 0QD
Guide Price £585,000

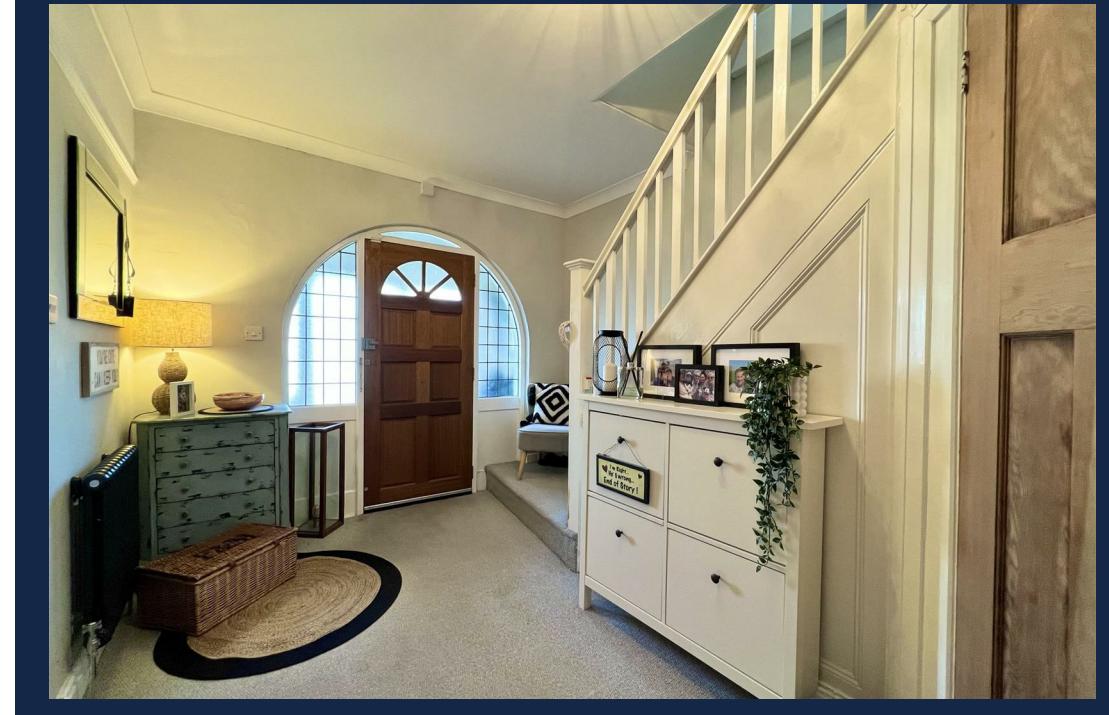
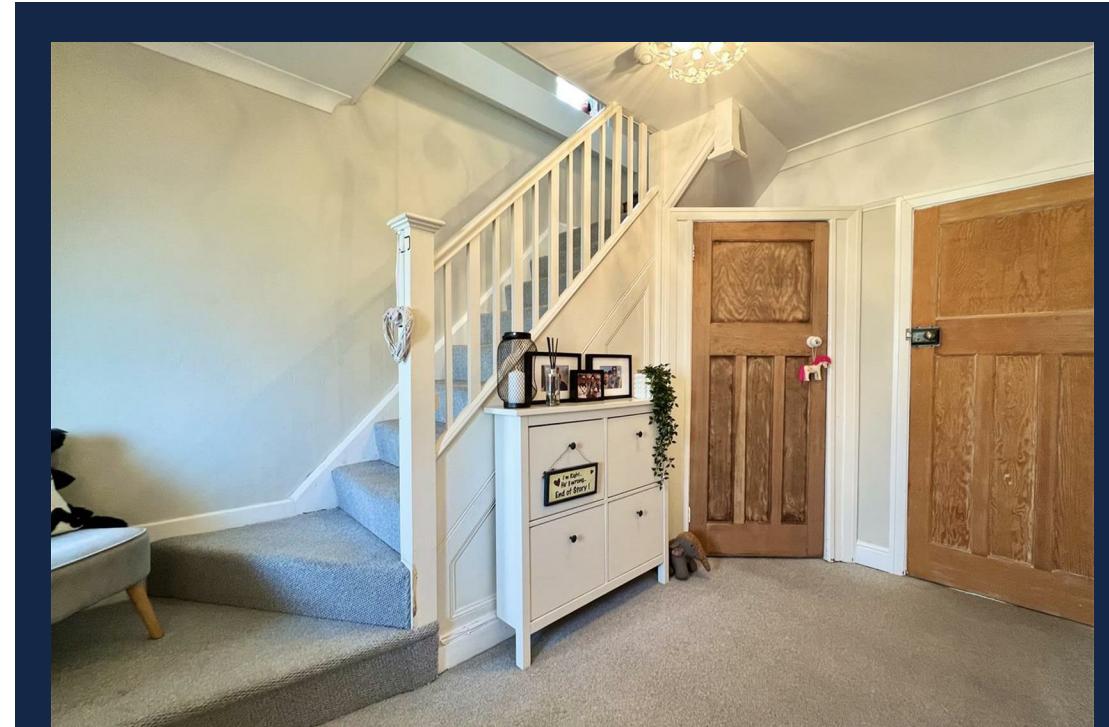
36 Kidderminster Road

Nestled in the charming Village of Hagley, this delightful detached house on Kidderminster Road presents an ideal family home. Boasting three well-proportioned bedrooms, this property offers ample space for a growing family. The inviting layout features an open plan kitchen living space with separate reception room, perfect for both relaxation and entertaining guests.

The family bathroom is conveniently located, ensuring comfort and practicality for everyday living. One of the standout features of this home is the extensive rear garden, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air.

Parking is a breeze with space for ample vehicles, making it convenient for families with multiple cars or visitors. The property is situated within easy reach of Hagley Village, where you can find a variety of local shops, cafes, and amenities. Additionally, Hagley train station and motorway links are just a short distance away, offering excellent transport options for commuters.

Families will appreciate the proximity to outstanding local schools, ensuring that educational needs are well catered for. This property is not just a house; it is a home that offers comfort, convenience, and a sense of community. Don't miss the opportunity to make this lovely residence your own in the heart of Hagley.







Approach

Approached via large driveway with door to porch.

Porch

With door through into entry hall.

Entry Hall

With central heating radiator, stairs to the first floor landing and doors leading to:

Living Room 11'1" max 11'9" max (3.4 max 3.6 max)

With double glazing bay window to front and central heating radiator.

Kitchen Diner 21'7" max 9'10" min x 21'7" max 8'6" min (6.6 max 3.0 min x 6.6 max 2.6 min)

With two double glazing windows to rear, French doors out to the patio, three central heating radiators and wood flooring throughout. Featuring a variety of fitted wall and base units with worksurface over and matching breakfast bar, one and a half bowl sink with drainage, double oven and five ring gas hob with extractor fan over. There is further space and plumbing for white goods.

This space is also being used as a dining area and further living area, with feature fireplace and ample room for a large table and chairs. Archway leads through into the utility.

Utility 8'6" x 9'10" (2.6 x 3.0)

With window and door to rear, wood flooring and further door into the garage. Fitted wall and base units with worksurface over and space and plumbing for white goods.

W.C.

With tiling to floor and walls, low level w.c. and corner sink.

First Floor Landing

With window to side, access to loft via hatch and doors leading to:

Bedroom One 14'9" max 11'9" min x 11'9" max 8'6" min (4.5 max 3.6 min x 3.6 max 2.6 min)

With double glazing bay window to front and central heating radiator.

Bedroom Two 13'1" x 11'9" (into wardrobes) (4.0 x 3.6 (into wardrobes))

With double glazing window to rear, central heating radiator and ample fitted wardrobes on either side for storage.

Bedroom Three 9'6" max 6'2" min x 9'2" max 6'10" min (2.9 max 1.9 min x 2.8 max 2.1 min)

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





Family Bathroom

With obscured double glazing window to front, chrome heated towel radiator and tiling to splashback. Low level w.c., fitted vanity sink with storage and P shaped bath with both hand held shower and drench head.

Garage 17'4" x 10'9" (5.3 x 3.3)

With up and over garage door to front, skylight, lighting and electricity points.

Garden

With paved patio leading to a raised decking area, large lawn with planter beds and further decking area to the rear. There are various mature trees and established borders with fence panels making for a safe and secure space for children to play.

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

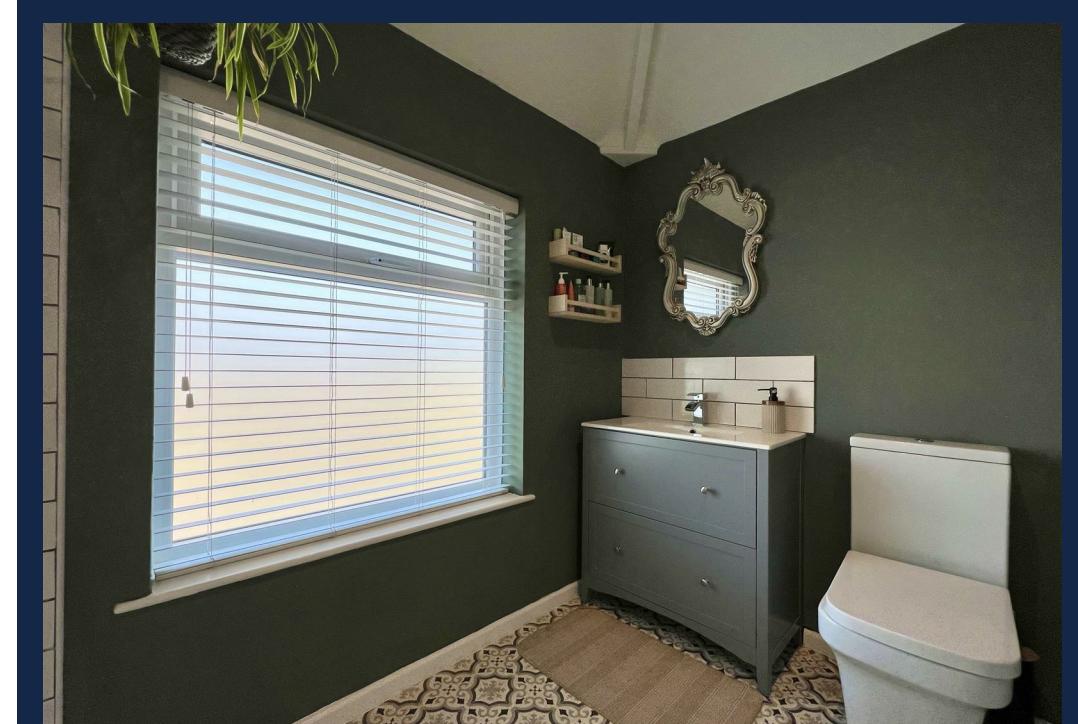
Tax band is E.

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 Fee's

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.



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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.



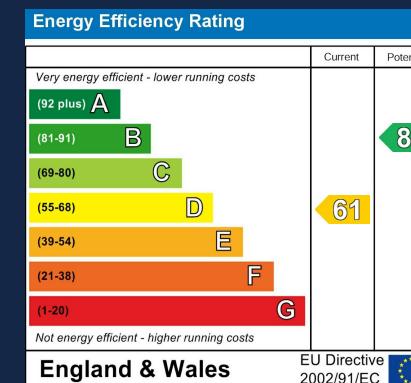
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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