



Grove.

FIND YOUR HOME

5 The Spruces, Hagley, DY9 0GE

Guide Price £298,000

5 The Spruces

Grove Properties Group are delighted to present this beautiful two bedroom end of terrace property on The Spruces in Hagley. Located just a short walk away from the village high street and amenities it offers, residents can easily access various eateries and pubs, a dentist, GP surgery, opticians and other shops. For families, schooling at both primary and secondary level is also within walking distance and for those who commute, the Hagley train station provides direct links to Birmingham and Worcester.

Upon approach, you are welcomed through a entry hall into the cosy living room with large oriel window to front and feature fireplace, through to the kitchen with space for a breakfast table. Upstairs, the two double bedrooms are light and airy and the newly fitted bathroom is modern and tasteful.

Externally, residents can enjoy a mature garden with various seating areas and lawn, along with handy side access via the gate into the garden.

To appreciate the charm within, please contact our Hagley branch to arrange a viewing.





Approach

Approached via pathway with gravelled garden to front with mature shrubs, two allocated car parking spaces. The property also benefits from side access to the garden.

Entry

With central heating radiator and door through into the lounge.

Living Room 12'1" max 3'7" min x 16'8" max 12'1" min (3.7 max 1.1 min x 5.1 max 3.7 min)
With double glazing bow window to front, obscured double glazing window to side and two central heating radiators. There is Herringbone wood flooring throughout, a feature fireplace and stairs leading to the first floor landing with understairs storage cupboard.

Kitchen 12'1" x 8'10" (3.7 x 2.7)

With double glazing window to rear, French doors out to the garden and central heating radiator. Featuring fitted wall and base units with worksurface over and tiled splashback, one and a half bowl stainless steel sink with drainage and hob with extractor fan overhead. There is a Bosch oven and grill and space and plumbing for white goods, along with space for a dining table and chairs.

First Floor Landing

With central heating radiator, airing cupboard for storage and access to the loft via hatch. Doors lead to:

Bedroom One 12'1" x 8'10" (3.7 x 2.7)

With double glazing window to rear, central heating radiator and fitted wardrobes with mirrored sliding doors. There is also a cupboard for further storage.

Bedroom Two 12'1" x 8'2" (3.7 x 2.5)

With double glazing window to front, central heating radiator and fitted wardrobes for storage.

Bathroom

With obscured double glazing window to side, central heating radiator and tiling to half walls. There is a fitted vanity sink, low level w.c. and fitted bath with hand held shower and drench head over.





Garden

With paved patio area and pathway through lawn leading to a further seating area with mature planter beds, shrubs and established borders with fence panels. There is a gate to side for access via the front of the property.

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 C.

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.



Grove.

FIND YOUR HOME

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.



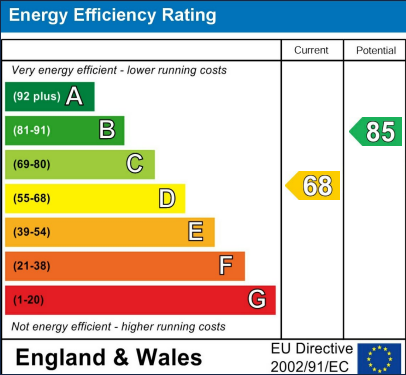
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

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