



Grove.
FIND YOUR HOME

6 Haybridge Avenue, Hagley, DY8 2XG
Guide Price £575,000

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Grove Properties are delighted to present this beautifully renovated three bedroom semi-detached home, thoughtfully designed for modern living. The property also holds planning permission for an additional first-floor side extension, offering the opportunity to create two extra bedrooms.

At the heart of the home is a spacious open-plan kitchen and living area, with bi-fold doors that seamlessly open to the garden—perfect for entertaining. A separate living room, study, utility room, and stylish downstairs shower room complete the ground floor.

The first floor features two generous double bedrooms and a sleek, contemporary family bathroom. The main bedroom, located on the top floor, boasts an en-suite and elevated views of the surrounding area.

The landscaped garden provides a secure and inviting outdoor space, ideal for children to play, while the elevated patio with a glass balcony creates the perfect setting for summer evenings. At the rear of the garden, a versatile summerhouse offers endless possibilities—ideal as a home office, gym, or additional storage.

This home effortlessly combines modern comfort with future potential, making it a must-see for those looking for a stylish and adaptable family home. EJ EPC=C





Approach

The property is accessed via a stone-chipped driveway, offering ample parking for three vehicles. A paved pathway leads to an undercover oak porch area, adding a welcoming touch to the entrance.

Entry Hall

A bright and stylish entrance featuring wood flooring, a central heating radiator, and a panelled staircase leading to the first-floor landing. There is also an understairs storage cupboard. Doors lead to:

Living Room

11'5" max 6'2" min x 13'1" max 2'11" min (3.5 max 1.9 min x 4.0 max 0.9 min)

A warm and inviting space with a double-glazed bay window to the front, central heating radiator, and a feature fireplace with a brick surround and oak beam mantle.

Study

7'6" 6'2" min x 9'6" max 7'2" min (2.3 1.9 min x 2.9 max 2.2 min)

A versatile home office featuring a double-glazed window to the front, central heating radiator, and a fitted full-length desk.

Shower Room

A stylish, fully tiled shower room with a walk-in shower, smoked glass screen, and inbuilt shelf. Additional features include a low-level W.C., fitted vanity unit with sink, heated towel radiator, and contemporary floor-to-ceiling tiling.

Kitchen Living Space

17'4" max 6'6" min x 26'2"/3'3" max 6'10" min (5.3 max 2.0 min x 8/1 max 2.1 min)

A stunning open-plan kitchen and living area, flooded with natural light from bi-fold doors to the rear and skylights. This space is designed for both relaxed family living and entertaining. With modern fitted kitchen with a range of wall and base units, matching island with breakfast bar and Quartz stone worktops and Belfast sink with drainer. A four-ring Bosch gas hob, set within a feature brick surround housing the extractor fan and various integrated appliances, including dishwasher, Bosch oven, and Bosch combo microwave. Ample space for both living and dining furniture, complemented by a feature media wall with an electric glass fireplace—a perfect family focal point.

Utility

8'6" x 7'2" (2.6 x 2.2)

A practical and well-equipped space with a double-glazed window to the rear, central heating radiator, and wood flooring. Additional features include: fitted wall and base units with Quartz stone worktops, Belfast sink with drainer and integrated washing machine and tumble dryer.







First Floor Landing

With double-glazed windows to both the front and side, two central heating radiators, and a staircase leading to the second floor. Doors lead to:

Family Bathroom

A contemporary fully tiled bathroom with an obscured double-glazed window to the rear, chrome radiator, and stylish fixtures, including: fitted vanity sink, low-level W.C. and fitted jacuzzi bath with overhead shower.

Bedroom Two

11'5" max 10'5" min x 11'1" max 3'3" min (3.5 max 3.2 min x 3.4 max 1.0 min)

A spacious double bedroom featuring a double-glazed window to the rear, central heating radiator, and fitted storage.

Bedroom Three

11'5" max 10'2" min 10'9" max 2'11" min (3.5 max 3.1 min 3.3 max 0.9 min)

A well-sized double bedroom with a double-glazed window to the front and central heating radiator.

Second Floor Landing

With a door leading to the main bedroom.

Main Bedroom

9'10" x 14'5" (3.0 x 4.4)

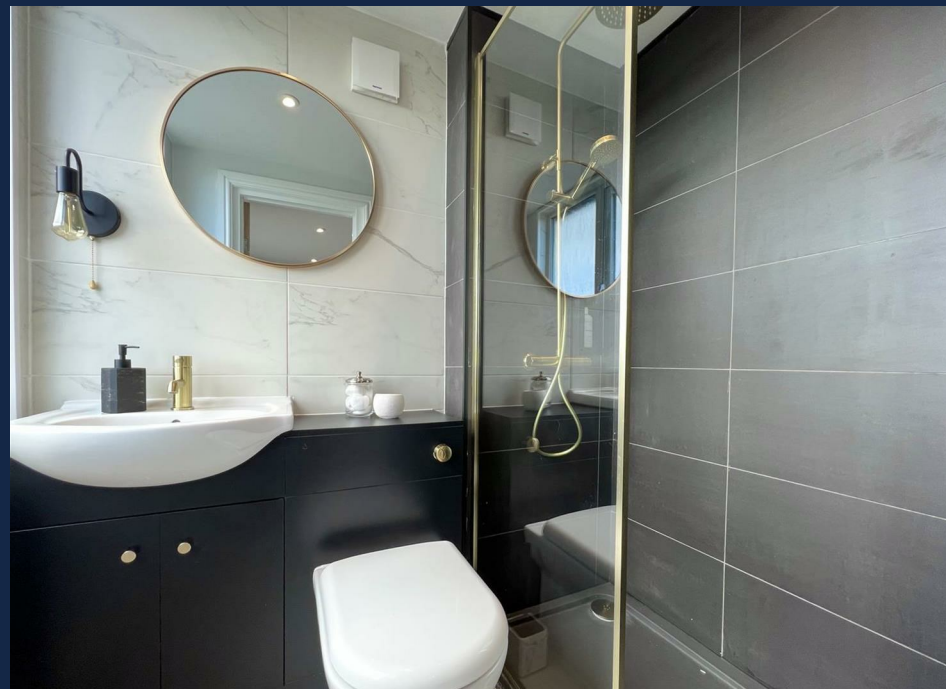
A beautifully designed top-floor retreat, featuring a double-glazed window to the rear, central heating radiator, and fitted eaves storage. Door leading to:

Ensuite

A stylish en-suite bathroom with an obscured double-glazed window to the rear, central heating radiator, and floor-to-ceiling tiling. Features include: low-level W.C., fitted vanity sink, a walk-in shower cubicle with both a handheld and drench-head shower.

Garden

The landscaped rear garden offers an elevated tiled patio area with glass balustrades, perfect for outdoor seating and summer dining. Steps lead down to a lawned area, bordered by raised sleeper planting beds and mature fencing for privacy. At the rear of the garden, a versatile summerhouse provides additional space, ideal for use as a: home office, gym, children's playroom, additional storage.



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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 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.

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.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

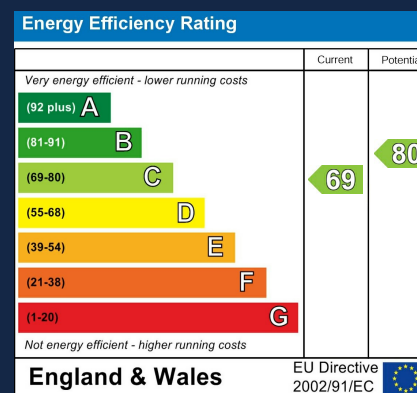
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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