



**Grove.**  
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95 Lodge Crescent, Hagley DY9 0ND  
Price Guide £800,000

# 95 LODGE CRESCENT

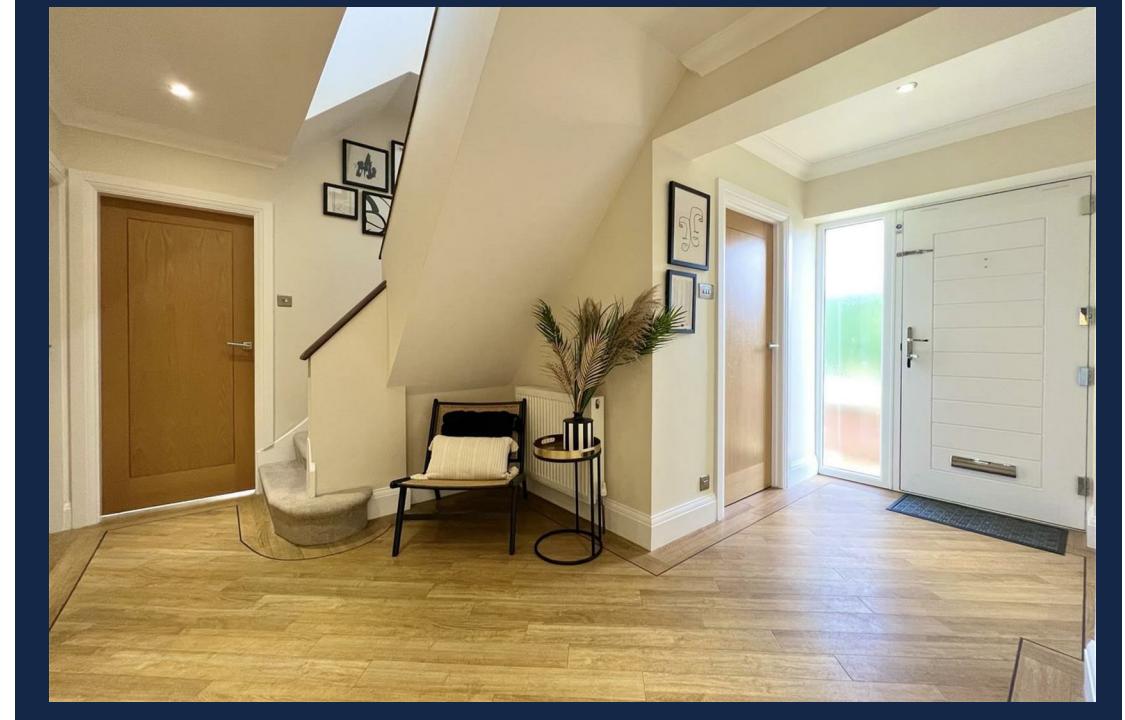
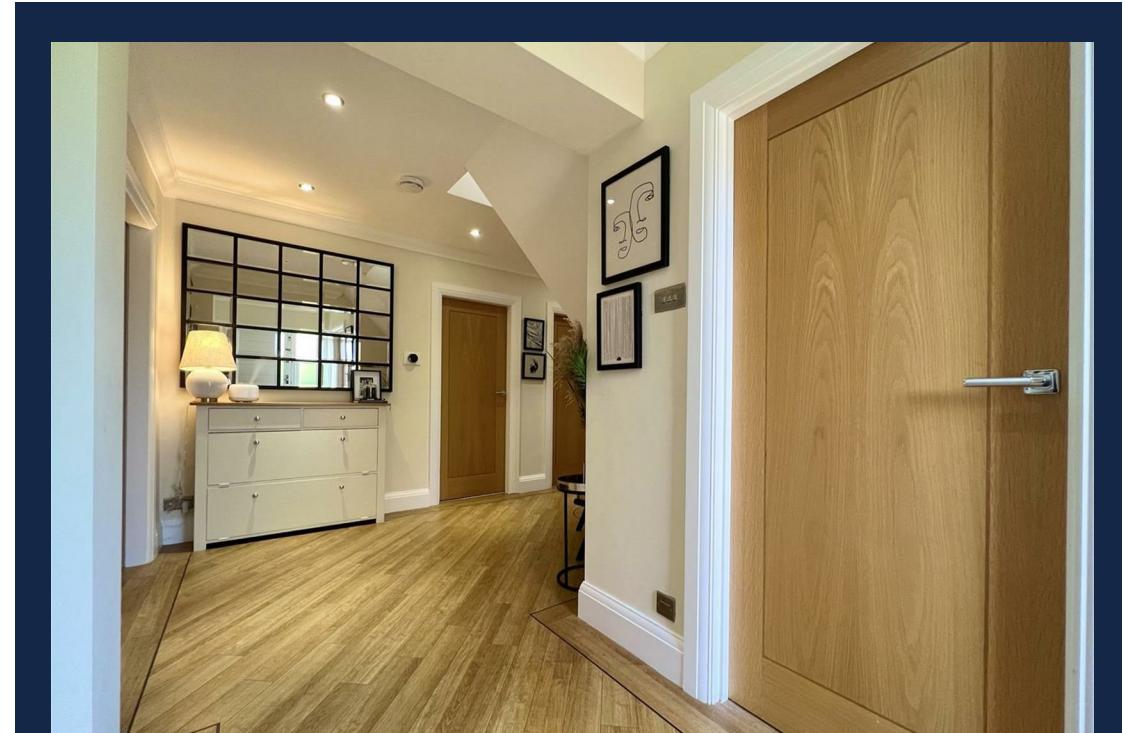
Welcome to this fabulous four bedroom detached property on Lodge Crescent. Thoroughly modernised throughout and within walking distance of the local amenities on offer within Hagley Village, this home is perfect for families. Both the local primary and secondary schools are just a short walk away and the village high street gives access to various shops, eateries, doctors surgery, dentist, opticians and more. The transport links via Hagley train station and the quick access to the motorway make commuting to and from work a lot more convenient.

Comprising a lovely entrance hall leading to a good sized playroom, study, utility, w.c. and to the heart of the home- the kitchen diner. This space is ideal for family living with a large kitchen area and space for dining furniture, the double doors lead through into a beautiful living room with bifold doors out to the garden and feature fireplace.

Upstairs you will find the four bedrooms, the main with dressing area and generous en-suite, and the further family bathroom.

The garden provides a lovely space to relax and enjoy the warmer months.

Viewings of this property are highly recommended. EPC=C







## Approach

Approached via gate and pathway on Lodge Crescent or via driveway with electric gate leading onto Worcester Close.

## Entrance Hall

With central heating radiator, wood flooring and stairs to first floor landing. Doors radiating to:

Kitchen Diner 25'7" max 8'10" min x 18'8" max 7'10" min (7.8 max 2.7 min x 5.7 max 2.4 min)

With four dual aspect double glazing windows to front and side, central heating radiator and tiling to floor and splashback. Featuring a variety of fitted wall and base units with work surface over, matching island with breakfast bar and one & a half bowl sink with drainage. Providing space for a large Rangemaster cooker with extractor fan overhead and further space for large American fridge freezer, integrated Baumatic microwave and integrated dishwasher. This room offers ample space for both dining and living furniture. Double doors give access through into the living room.

Living Room 16'1" x 17'1" (4.9 x 5.2)

With double glazing window to side and bifold doors out to the garden. Central heating radiator, wood flooring, ample fitted storage and beautiful feature stone fireplace with electric fire insert.

Study 9'6" x 9'10" (into fitted storage) (2.9 x 3.0 (into fitted storage))

With French doors out to rear and ample fitted storage. This room is currently being used as a boot room.

Playroom 12'2" x 16'1" (3.7 x 4.9)

With double glazing window to front, French doors to rear, central heating radiator and wood flooring. Fitted cupboards with shelving for storage and feature stone fireplace with open fire.

Utility 9'6" x 6'3" (2.9 x 1.9)

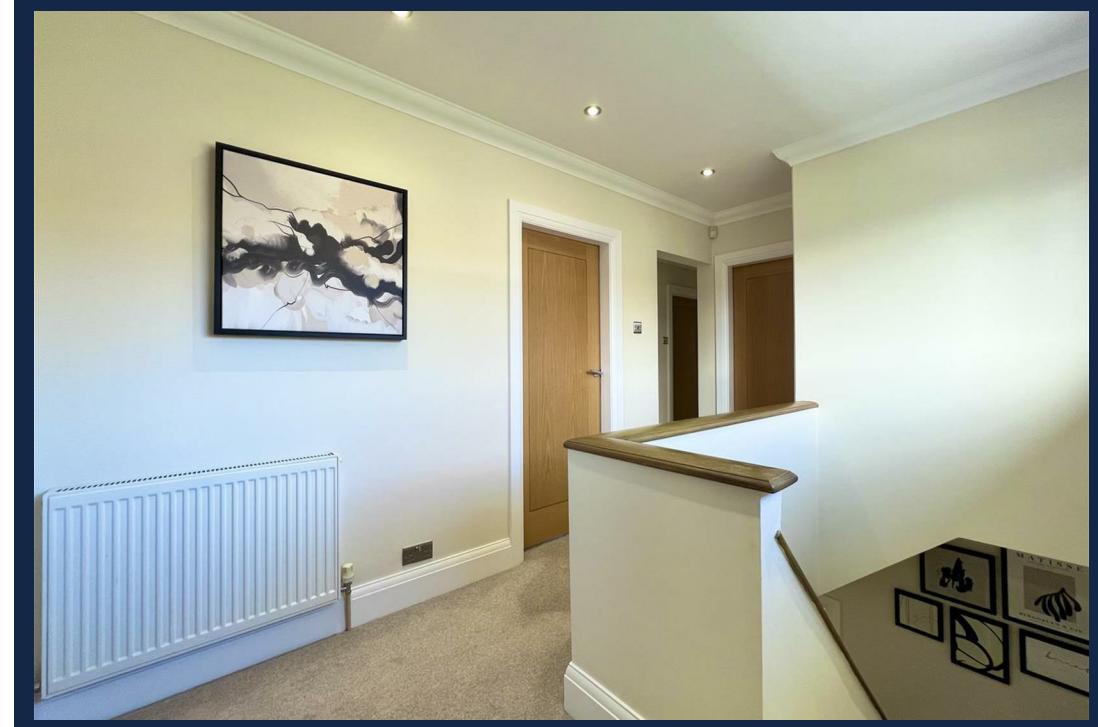
With door to rear for access, central heating radiator and tiling to floor. Fitted wall and base units with work surface over, sink with drainage and space and plumbing for white goods.

## W.C.

With obscured double glazing window to front, central heating radiator, wood flooring and decorative tiling to splashback, w.c. and fitted vanity wash basin with drawers for storage.

## First Floor Landing

With double glazing window to front, central heating radiator and storage cupboard. Doors radiating to bedrooms, bathroom and further internal hallway leading to the main bedroom with dressing room and en-suite.









Bedroom Two 11'10" max 2'7" min x 16'1" max 4'3" min (3.6 max 0.8 min x 4.9 max 1.3 min)

With dual aspect double glazing window to front and rear, two central heating radiators and wall with opening through into dressing area.

Bedroom Three 9'6" x 9'10" (2.9 x 3.0)

With double glazing window to rear and central heating radiator.

Bedroom Four 8'6" x 7'10" (2.6 x 2.4)

With double glazing window to front, central heating radiator and access to loft via hatch.

Family Bathroom

With obscured double glazing window to rear, chrome heated towel rail and tiling to floor and walls, w.c., fitted wash hand basin with storage, large walk in shower with internal storage shelf, hand held shower and drench head over and freestanding roll top clawfoot bath with further hand held shower.

Internal Hallway

Giving access to main bedroom, en-suite and dressing room.

Main Bedroom 14'1" x 17'1" (4.3 x 5.2)

With dual aspect double glazing windows to side and two to rear, two central heating radiators and door leading to en-suite.

En-suite

With obscured double glazing window to side, two chrome heated towel rails and tiling to floor and walls. Low level w.c., fitted sink with storage, large walk in glass shower with two internal shelves, hand held shower & drench head and freestanding bath with further hand held shower.

Dressing Room 15'9" max 2'11" min x 9'6" max 3'3" min (4.8 max 0.9 min x 2.9 max 1.0 min)

With double glazing window to front, central heating radiator, ample fitted storage and door leading to en-suite and internal hallway.

Garden

With block paved patio area providing ample space for garden furniture, lawn and shed for storage. Established borders with fence panels and gate to side for access.

Tenure

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 Band

The council 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

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

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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  
1194 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA : 2310 sq.ft. (214.6 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.

Saturday 9.00AM – 1.00PM.

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			
England & Wales		EU Directive 2002/91/EC	

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