



**Grove.**  
FIND YOUR HOME

The Grove, 47 Wollescote Road, Stourbridge DY9 7JS  
Guide Price £1,500,000

# The Grove

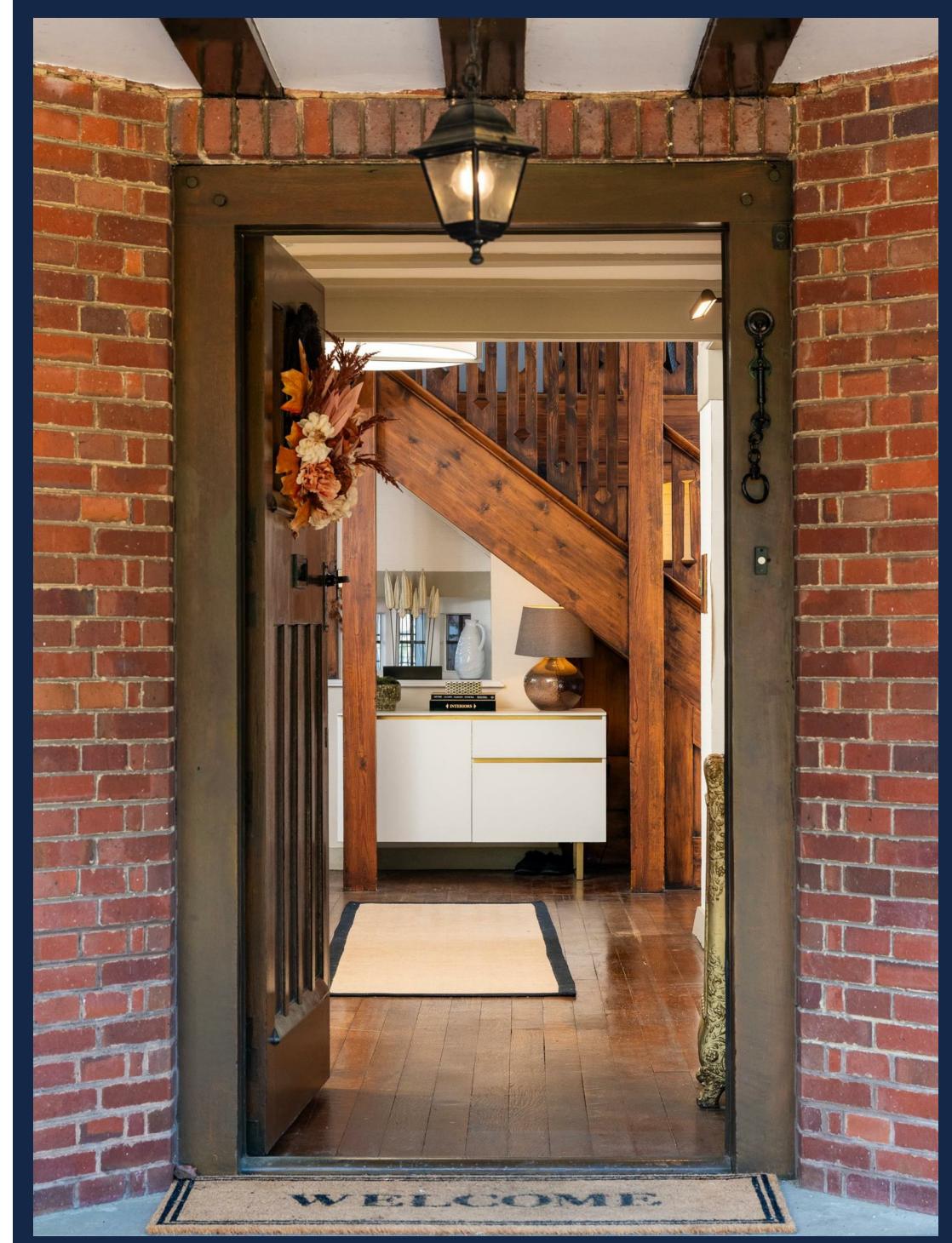
Built in 1908, this stunningly unique five bedroom Grade II listed home offers contemporary living whilst keeping many beautiful original features, such as the grand oak staircase, fireplaces in almost every room and the traditional external appearance.

Upon approach via the electric gated driveway, you are welcomed by lawns to either side and an impressive first view of this statement family home. Through the front door, you are welcomed into the foyer with double height ceilings and the breath-taking main staircase leading to a gallery landing and balcony. The two large reception rooms offer comfort and sophistication with their tasteful design, the kitchen and utility featuring Neptune units and fittings and the lovely orangery with views of the newly landscaped gardens.

The thoughtful interior design and character features continue upstairs with five spacious double bedrooms, two with their own ensuite shower rooms, a further house shower room and house bathroom.

Externally, residents can enjoy the modern rear garden with tiered planter beds and seating areas, a bar area with covered pergola and the pool house with its own sauna and wet room. To the front of the property is a further lawned area with zip line and regularly maintained tennis court. For parking, the large driveway, double garage and further single garage offers ample secure parking for up to ten vehicles.

The Grove is an ideal opportunity for families to find their forever family home, to make memories and to host loved ones throughout the seasons. To arrange a viewing of this one-of-a-kind property, please contact our Hagley office.







## Approach

Approached via electric gated gravel driveway with lawned area and large parking area.

## Entrance Hall

A double height space with original wood flooring, beautiful panelled oak staircase and feature fireplace with brick and tiled hearth. There are doors to the front leading out onto the garden and doors lead to:

Living Room 19'0" max 10'2" min x 20'8" max 11'1" min (5.8 max 3.1 min x 6.3 max 3.4 min)

With large bay window to front, further window to front and window to rear. There are two central heating radiators, an original feature brick and oak fireplace with log burner and feature panelling to walls.

## W.C.

With window to side, central heating radiator, wood flooring, pedestal sink and W.C.

Kitchen 19'4" max 7'6" min x 22'7" max 6'6" min (5.9 max 2.3 min x 6.9 max 2.0 min)

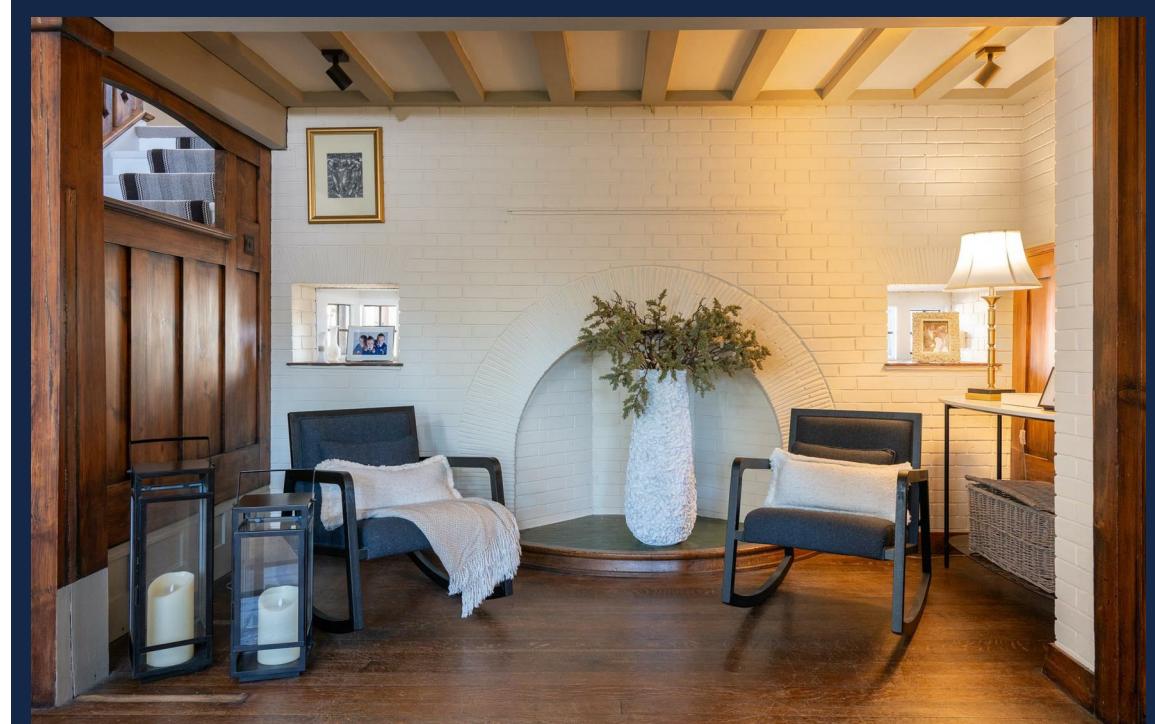
With window to side and window into the conservatory with glass doors through for access, tiling to floor and a central heating radiator. Featuring a variety of fitted wall and base units with quartz worksurface over and a matching island with Belfast sink with drainage. There is a fitted range cooker with extractor fan overhead, integrated dishwasher and Miele microwave, space for a wine fridge and further space for a large American fridge freezer. There is also a designated utility area which features a second Belfast sink and space and plumbing for white goods. Door leads to the rear staircase and further door leads to the understairs boot room.

Orangery 18'0" x 12'9" (5.5 x 3.9)

With double glazing windows surrounding and doors out to the patio, central heating radiator and tiled flooring.

Playroom 21'11" max 13'9" min x 17'8" max 10'5" min (6.7 max 4.2 min x 5.4 max 3.2 min)

With dual aspect bay windows to front and rear and three to the side. There are two central heating radiators, a feature fireplace and original panelling to walls.



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## Gallery Landing

A gallery style landing with doors out to the balcony, three windows to the rear and two central heating radiators. Doors lead to:

Bedroom One 19'4" max 8'6" min x 19'4" max 4'7" min (5.9 max 2.6 min x 5.9 max 1.4 min )

With window to the front and bay window with window seat, two central heating radiators and wood flooring. There is a beautiful original feature fireplace with tiled surround and door leads through to the ensuite.

## Ensuite

With tiling to walls, wood flooring and heated towel radiator. There is a low level w.c., fitted vanity sink and shower cubicle with handheld shower and drench head over.

Bedroom Two 20'11" max 16'4" min x 12'5" max 8'10" min (6.4 max 5.0 min x 3.8 max 2.7 min)

With dual aspect double glazing windows to front and rear, central heating radiator and door to ensuite.

## Ensuite

With dual aspect windows to front, side and rear, chrome heated towel radiator and tiling to floor and walls. There is a low-level w.c., His and Hers vanity sink with storage and shower with handheld shower and drench head.

Bedroom Three 24'3" max 9'10" min x 19'4" max 7'10" min (7.4 max 3.0 min x 5.9 max 2.4 min)

With dual aspect windows to front and rear, central heating radiator and double door storage cupboard. There are also two raised doors giving access to the loft space.

## Shower Room

With double glazing window to side, heated towel radiator and tiling to shower cubicle. There is a low level w.c. with sink and shower cubicle with a handheld shower and drench head over.



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Bedroom Four 15'8" x 11'9" (4.8 x 3.6 )

With dual aspect double glazing windows to side and rear, central heating radiator and storage cupboard.

Bedroom Five 14'1" max (not into storage) 9'6" min x 15'8" max (4.3 max (not into storage) 2.9 min x 4.8 max 3.1 m)

With double glazing bay window to side, two central heating radiators, pedestal sink and feature fireplace. There is also ample fitted storage with bespoke wardrobes offering space for drawers and hanging rails.

Bathroom

With dual aspect windows to side and rear, central heating radiator and tiling to half walls. There is a w.c., sink and roll top bath with handheld shower.

Pool House

Accessed via the courtyard to the rear of the property.

Pool House- Entry

With doors leading through to the sauna, wet room and pool.

Pool House- Wetroom

With two obscured windows to side, central heating radiator and chrome heated towel radiator. There is tiling to floor and walls, a w.c., sink and handheld shower with drench head over.

Pool House- Sauna

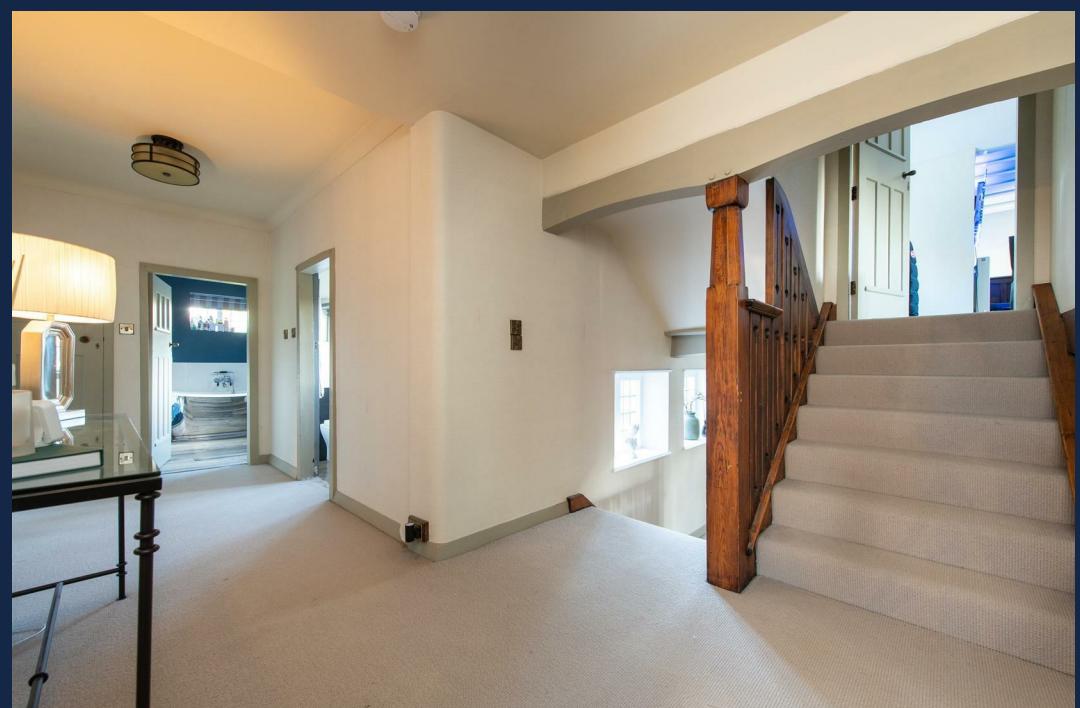
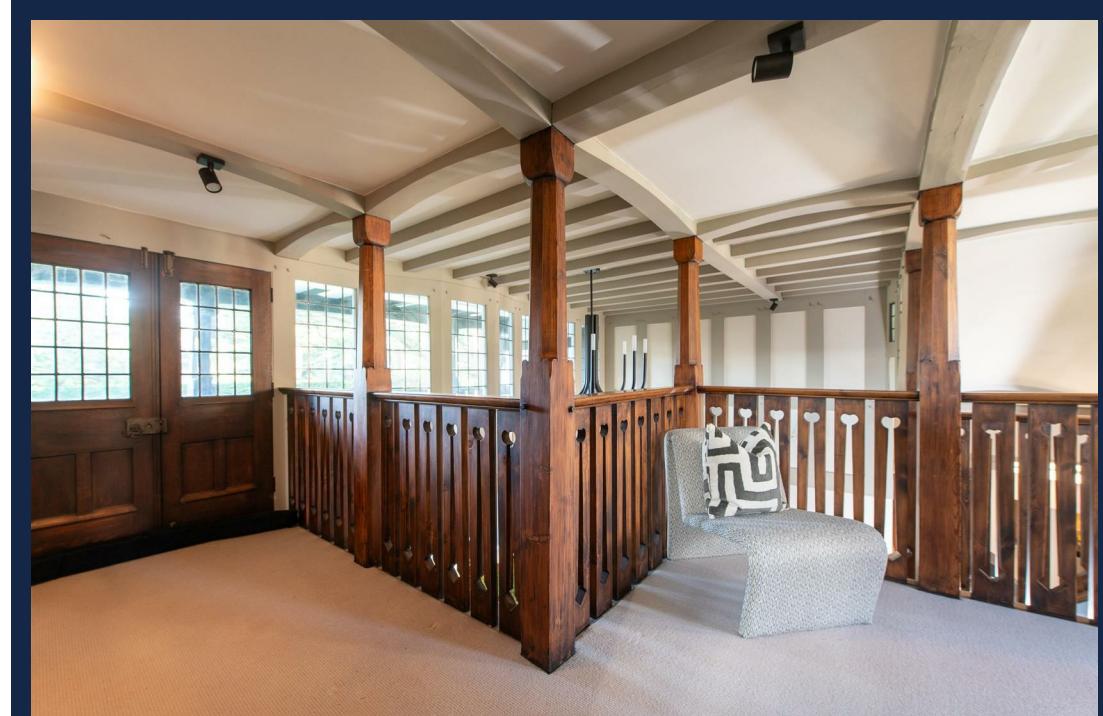
With space for up to five people.

Pool

With double glazing windows to the front and side along with sliding doors and lighting overhead.

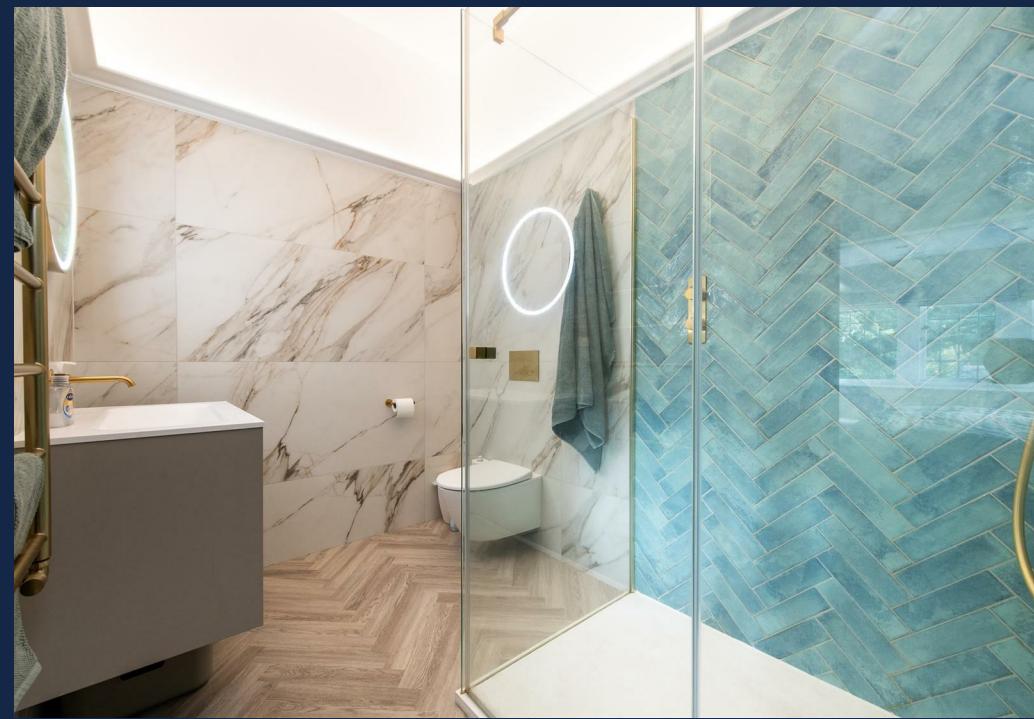
Gym 14'5" x 14'1" (4.4 x 4.3)

With windows to front and rear, central heating radiator and store cupboard.



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## Gardens

Surrounded by high hedging and shrubs for privacy, to the front of the property is a lawned area with zip line, sunken trampoline and tennis court. Gates to either side of the property lead through to the newly landscaped rear garden with expansive patio, raised decking area and various tiered planter beds with steps up to a smaller lawn, raised seating area and outdoor bar with Pergolux cover and tiled walls.

## Garage One 18'0" x 15'1" (5.5 x 4.6)

With garage door to front and further door to rear, lighting overhead, access to the boiler and door through into the second garage.

## Garage Two 18'8" x 10'5" (5.7 x 3.2)

With garage door to front, window to rear and lighting overhead.

## 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 G.

## 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

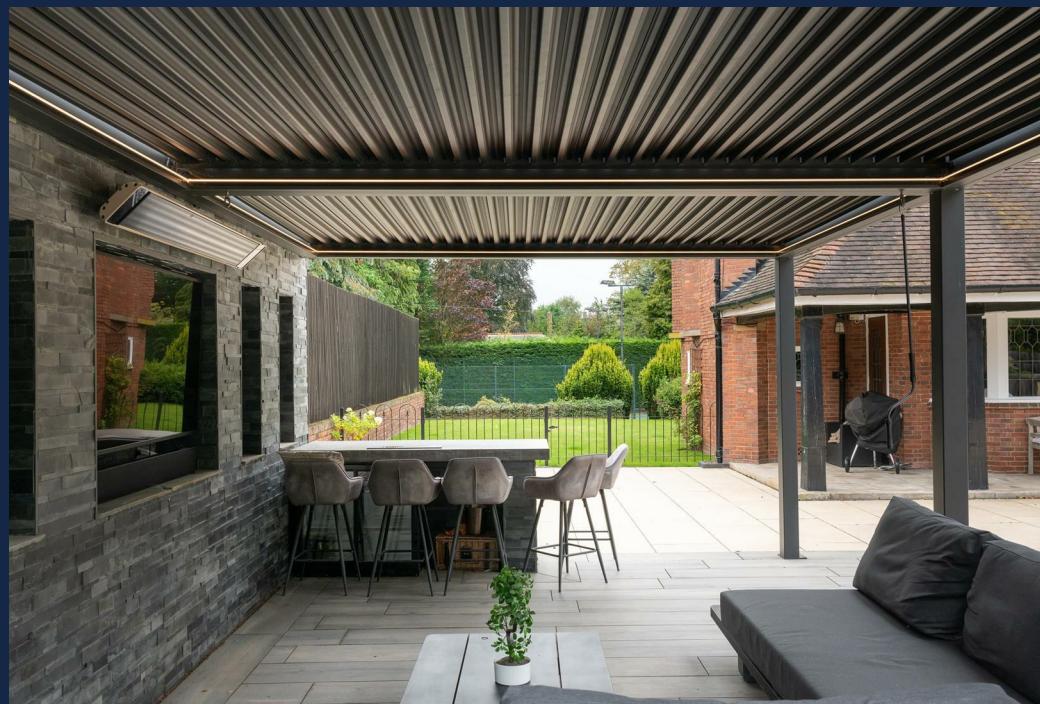


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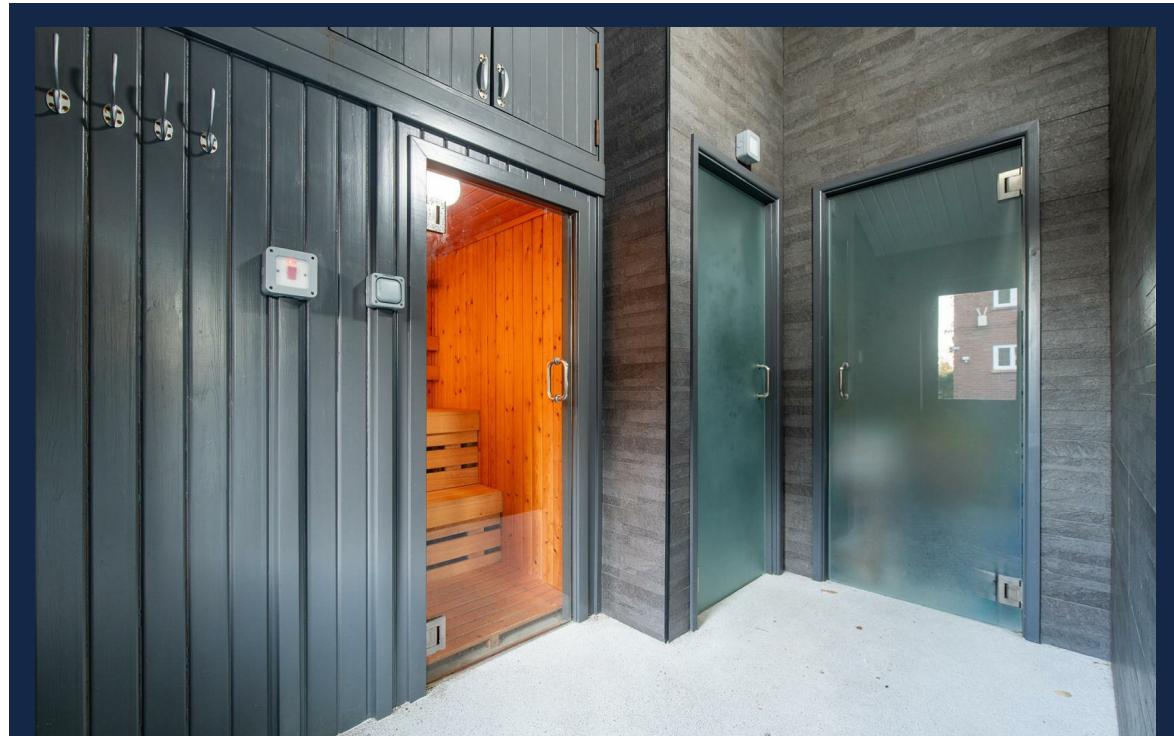




reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

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.



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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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