



# Grove.

FIND YOUR HOME

53 Winds Point, Hagley, DY9 0PL

Guide Price £380,000



# 53 Winds Point

Welcome to Winds Point, a fabulously maintained three bedroom property which has undergone extensive conversion to utilise the space within.

Located at the top of the cul de sac, this family home is within walking distance of the local primary and secondary schools, along with being just a short distance from Hagley high street and the amenities it offers such as a doctors surgery, dentist, opticians, various pubs, eateries and shops.

The property comprises a porch area with door into a study and further door through into a large entrance hall with wall to wall built in storage cupboards-ideal for coats and shoes. To the rear is a modern kitchen diner with bifold doors out to the garden and double doors lead through to the cosy living room with glass and electric feature fireplace.

Upstairs you will find the three double bedrooms, the main with ensuite shower room and a further family bathroom. On the second floor there is a great usable space, previously a double bedroom and is currently used as storage.

Outside you will find a paved patio with ample space for seating, a utility area with separate w.c. and a cedar clad entertaining room with bar area and space for seating, making the perfect space to host friends and family!









#### Approach

Approached via tarmac driveway with space for two vehicles.

#### Porch

With LVT wood flooring, large cupboard with house boiler and door through to the study and entrance hall.

#### Study

With double glazing window to side and LVT wood flooring.

#### Entrance Hall

With LVT wood flooring, central heating radiator and ample fitted sliding door wardrobes for coat storage.

Kitchen Diner 12'5" max 4'3" min x 19'0" max 8'6" min (3.8 max 1.3 min x 5.8 max 2.6 min)

With double glazing window and bifolds to rear, two central heating radiators and LVT wood flooring throughout. There are various fitted base units with quartz worksurface over and tiled splashback, one and a half bowl stainless steel sink with drainage and boiling water and cold filter tap along with integrated dishwasher. There is space for a large range cooker with extractor fan overhead and further storage houses two large pantry cupboards, oven, microwave and warming drawer. Glass double doors lead through into the living room.

Living Room 12'9" max x 10'9" max (3.9 max x 3.3 max)

With double glazing window to front, central heating radiator, LVT wood flooring and feature media wall with large glass electric fireplace.

#### First Floor Landing

With doors leading to:

Bedroom One 11'9" max x 9'10" max (3.6 max x 3.0 max)

With double glazing window to rear, central heating radiator and fitted wardrobes with sliding mirrored doors. Door gives access through to the ensuite shower room.

#### Ensuite Shower Room

With obscured double glazing window to rear, tiling to walls, low level w.c. with hand wash basin and fitted shower cubicle.













Bedroom Two 14'1" max x 10'2" max (4.3 max x 3.1 max)  
With double glazing window to front and central heating radiator.

Bedroom Three 10'9" x 8'10" (3.3 x 2.7)  
With double glazing window to front and central heating radiator.

Bathroom  
With obscured double glazing window to rear, heated towel radiator and tiling to walls. There is a large vanity sink with storage, w.c., fitted bath and separate shower cubicle with drench head over.

Second Floor Space  
Accessed via stairs from the first floor landing. There are two Velux windows to rear, central heating radiator and eaves storage cupboards. This space has been previously used as a double bedroom but is currently used for storage.

Garden  
A large paved patio area with views over to the playing fields, steps down to the bar and rear access via gate.

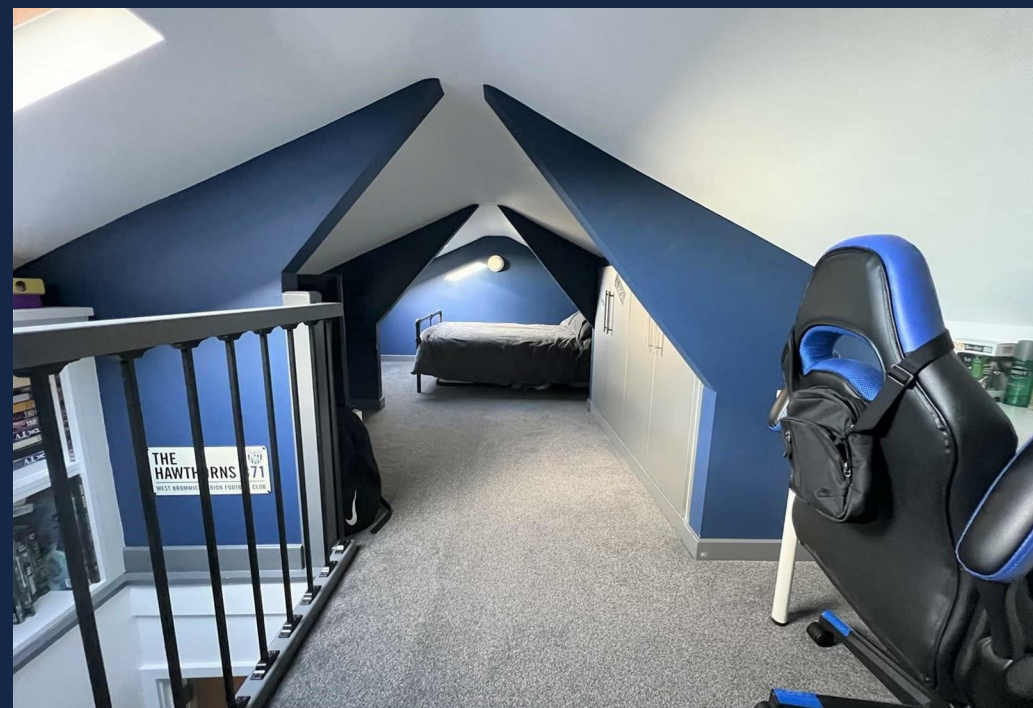
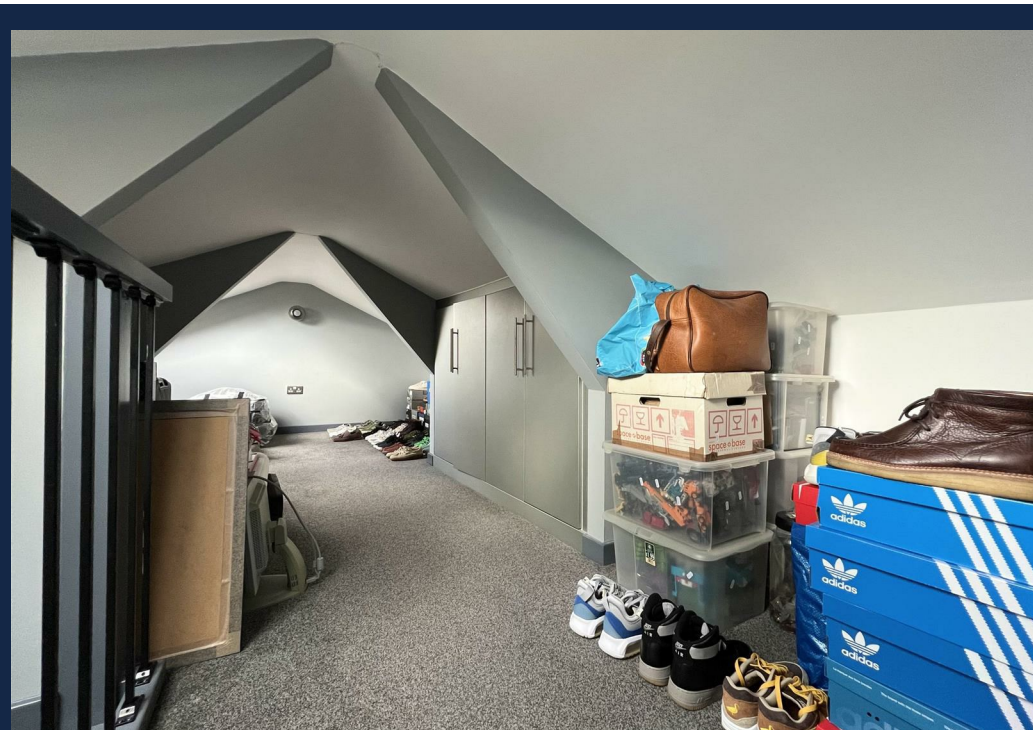
Utility Room  
With LVT wood flooring, fitted base units with worksurface over and tiled splashback. There is a stainless steel sink with drainage and boiling water tap, space and plumbing for white goods and door through into the w.c.

W.C.  
With obscured double glazing window to rear, LVT wood flooring, electric radiator and w.c.

Bar 9'10" x 15'5" (3.0 x 4.7)  
A fully insulated solid cedar clad space with two double glazing windows to front, electric heated, fitted bar with space for a drink fridge and wifi access.

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.

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.







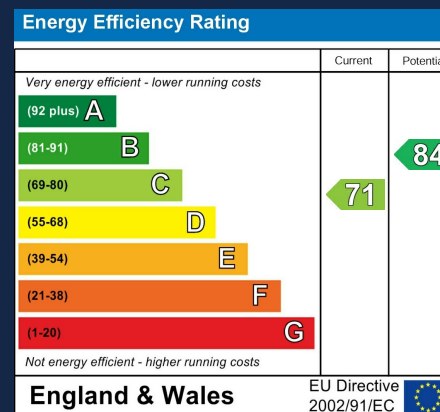
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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