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Windy Ridge, Quantry Lane, DY9 9UU

O.I.R.O £699,950

Windy Ridge

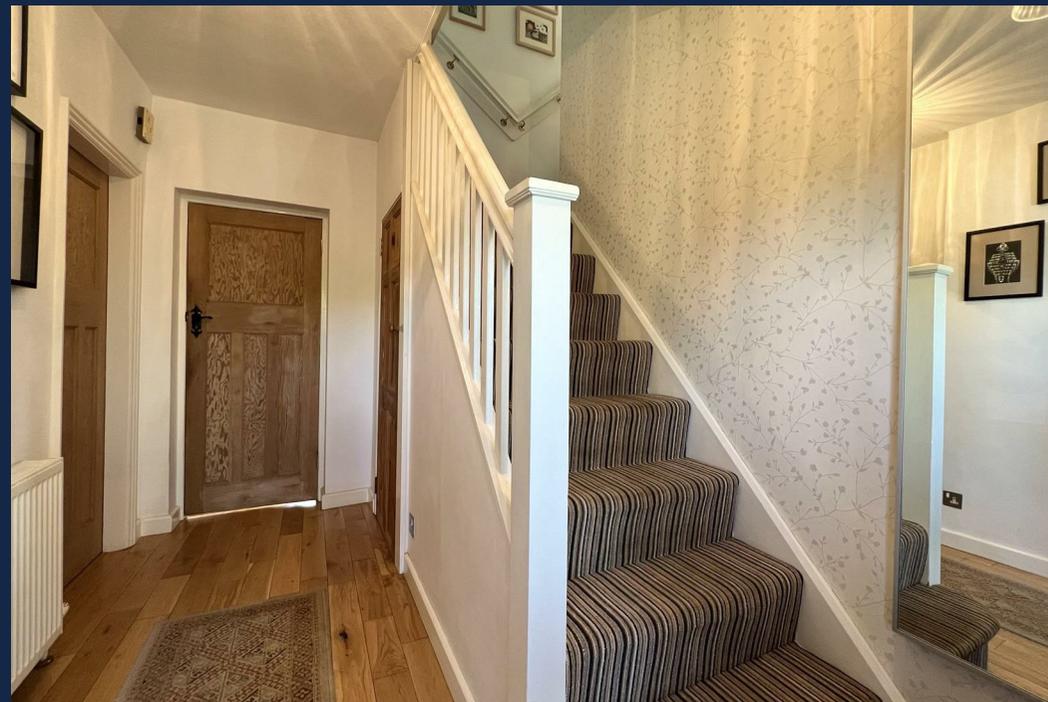
Situated on Quantry Lane in Belbroughton, this charming detached family home offers a perfect blend of comfort and elegance. With five spacious bedrooms, including a delightful main bedroom complete with an en-suite and a dressing room, this property is designed to cater to the needs of modern family living.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere throughout.

One of the standout features of this home is its tiered garden, which not only enhances the property's aesthetic appeal but also offers far-reaching views of the surrounding countryside. This outdoor space is perfect for family gatherings, gardening enthusiasts, or simply enjoying a quiet moment in nature.

Additionally, the property benefits from off-road parking, ensuring convenience for residents and visitors alike.

This delightful home in Belbroughton is an ideal choice for those seeking catchment for the high schools in the neighbouring village of Hagley and within walking distance to the school bus service. Set in beautiful countryside this home offers a tranquil lifestyle while remaining within easy reach of local amenities and transport links. With its combination of spacious living areas, beautiful views, and a lovely garden, this property is sure to impress. Don't miss the opportunity to make this charming house your new home. EPC=F





Approach

Approached via driveway with parking for up to three cars, access to the rear via side gate and door into porch.

Porch

With double glazing windows surrounding and door through into entry hall.

Entry Hall

With obscured stained glass window to front, central heating radiator and wood flooring throughout. With stairs leading to the first floor landing and doors radiating to:

Living Room 11'9" max 12'1" max (3.6 max 3.7 max)

With double glazing bay window to front, central heating radiator and feature fireplace with log burner.

Kitchen Diner 22'7" max 9'2" min 20'0" max 9'2" min (6.9 max 2.8 min 6.1 max 2.8 min)

With double glazing sliding patio doors out to rear and further dual aspect windows to front and rear, Velux skylight, three central heating radiators and solid wood flooring throughout. Fitted bespoke wall and base units with worksurface over, Lamona one and a half bowl sink with hose tap as well as integrated Lamona appliances such as dishwasher and fridge and space for five ring Rangemaster cooker with extractor fan over. There is ample room for dining furniture and separate seating area with log burner. Door leads through into utility.

Utility 5'6" x 7'6" (1.7 x 2.3)

With double glazing window to side and solid wood flooring. Fitted worksurface with space and plumbing for white goods, housing boiler and door into w.c.

W.C.

With obscured double glazing window to rear, central heating radiator, wood flooring, low level w.c. and fitted vanity sink.

First Floor Landing

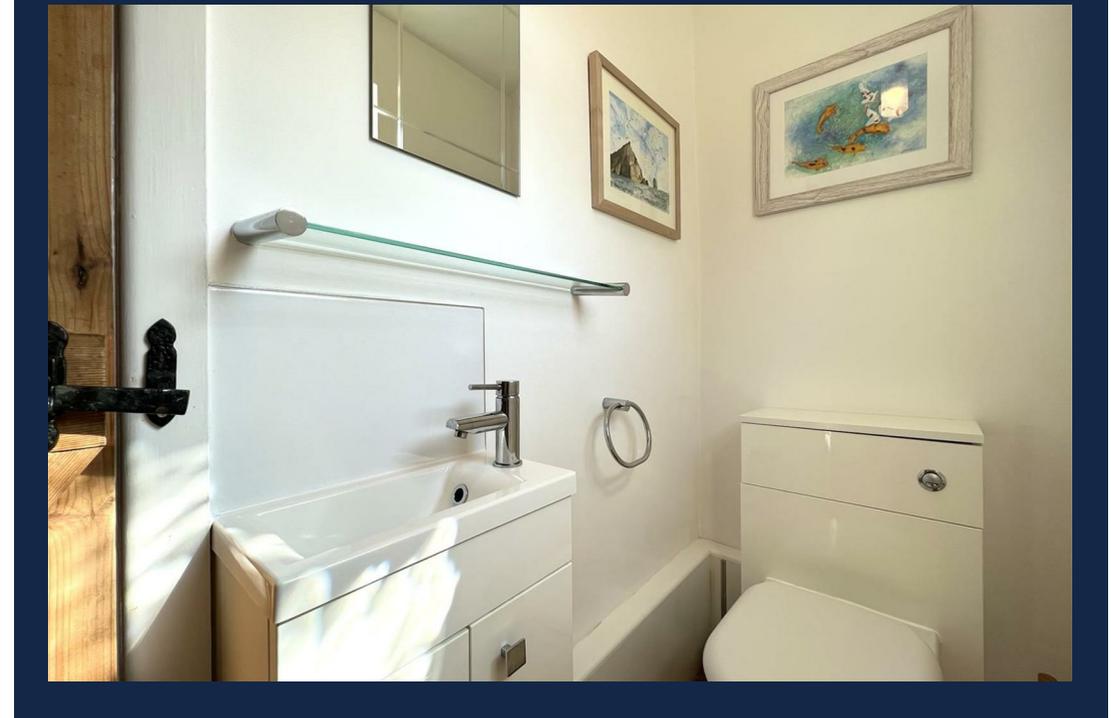
Split level landing with doors leading to bedrooms, bathroom and second staircase leading to fourth bedroom.

Bedroom One 13'5" max 10'2" min 11'5" max 7'10" min (4.1 max 3.1 min 3.5 max 2.4 min)

With double glazing French doors to rear out to the Juliet balcony, central heating radiator and doors to dressing area and en-suite.

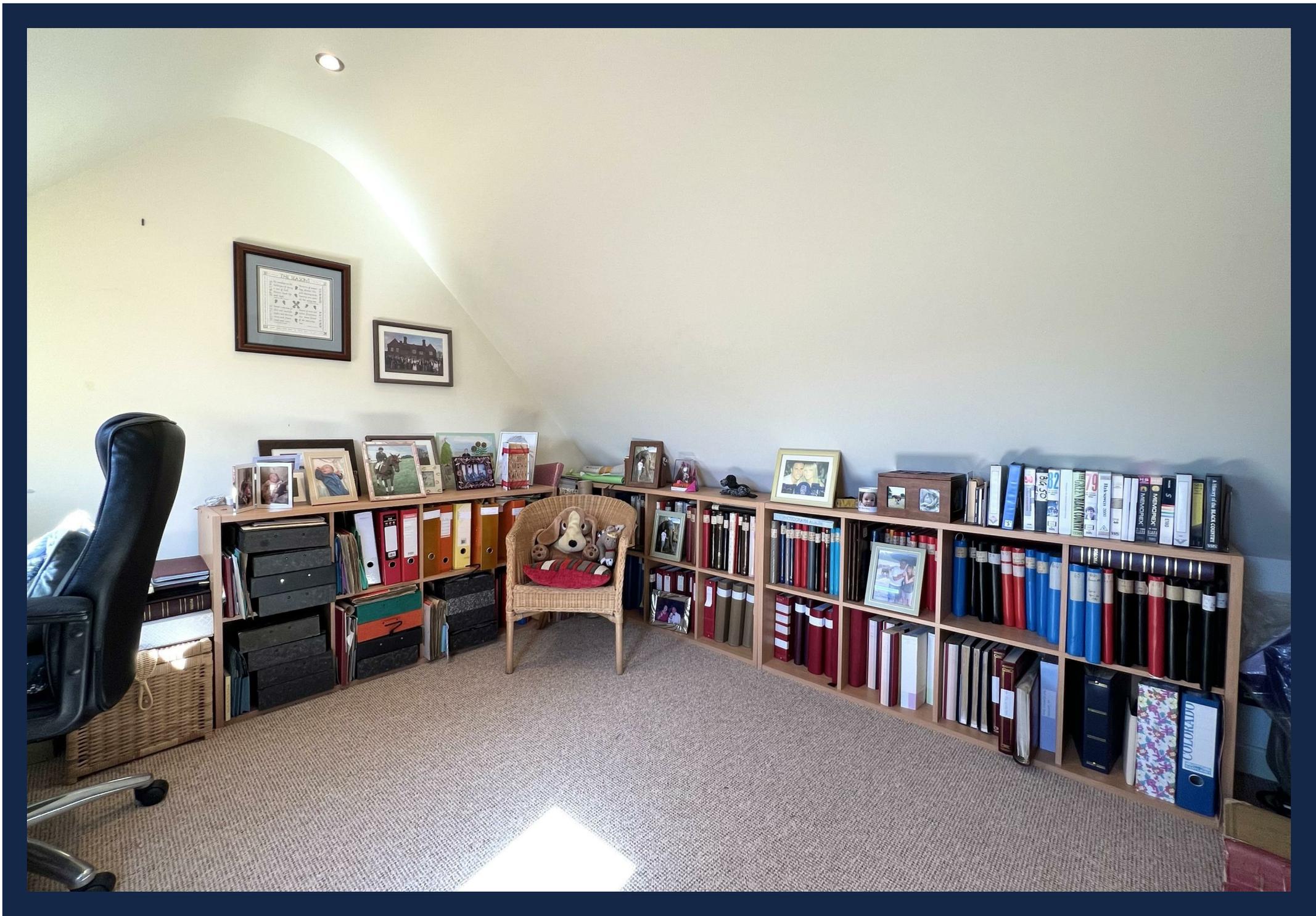
En-suite

With double glazing window to front, chrome heated towel radiator and tiling to walls. Low level w.c., fitted vanity sink and shower cubicle with hand held and drench head over.









Dressing Room 7'2" x 4'11" (2.2 x 1.5)

With double glazing window to front, chrome radiator and ample fitted storage.

Bedroom Two 10'2" max 8'10" min x 12'1" max 3'11" min (3.1 max 2.7 min x 3.7 max 1.2 min)

With double glazing window to front and central heating radiator.

Bedroom Three 9'10" max 7'2" min x 10'2" max 9'2" min (3.0 max 2.2 min x 3.1 max 2.8 min)

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

Bedroom Five 6'2" x 9'2" (1.9 x 2.8)

With double glazing window to rear and central heating radiator.

Bathroom

With obscured double glazing window to front, heated towel radiator and tiling to walls. Pedestal sink, w.c. and fitted bath with hand held shower, overhead shower and screen.

Bedroom Four 11'1" x 11'9" (3.4 x 3.6)

With two Velux windows to rear and central heating radiator.

Studio 9'6" x 8'2" (2.9 x 2.5)

With double glazing windows and door, wood effect flooring and ample space for storage.

Garage 21'3" x 12'1" max 8'2" min (6.5 x 3.7 max 2.5 min)

With double glazing window to rear, solid wood double garage door to front, electricity points and lighting overhead.

Garden

With large decking area overlooking the far reaching views, steps down to further patio area with rear access to the garage and tiered lawns with mature planter beds. With shed for storage, greenhouse, raised pond and summerhouse to the rear of the garden, there are various areas throughout to enjoy.

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 E.

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



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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 : 1757 sq.ft. (163.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		38	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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