



# Grove.

FIND YOUR HOME

27 Meadowcroft, Hagley, DY9 0LJ

Offers Over £450,000

## 27 Meadowcroft

Welcome to Meadowcroft, a highly sought after and ever popular cul de sac located in the heart of Hagley. This delightful detached home offers three bedrooms, two reception rooms, excellent off road parking and a lovely garden.

Positioned just a short walk from Hagley High Street, residents have easy access to the GP surgery, dentist, opticians, various shops, pubs and eateries, along with being within walking distance of the village primary school and secondary schools.

For those who commute to and from work, the motorway network is within close proximity and Hagley train station provides links to Birmingham, Worcester and beyond.

To view this lovely family home, please contact our Hagley office.





### Approach

Approached via large tarmac driveway with ample space for parking and lawn to the side with pathway to gate giving side access to the garden.

### Entrance Hall

With central heating radiator, wood flooring and stairs to the first floor landing. Door leads through into the living room.

### Living Room 15'1" x 12'1" (4.6 x 3.7)

With double glazed bow window to front, central heating radiator and feature fireplace with granite surround. Door leads through into the kitchen diner.

### Kitchen Diner 11'9" x 20'0" (3.6 x 6.1)

With two double glazed windows to rear and French doors out to the patio, two central heating radiators and wood flooring throughout. There are ample fitted wall and base units with worksurface over and a matching breakfast bar, one and a half bowl stainless steel sink with drainage and an integrated cooker and grill with four ring hob and extractor fan over. Integrated appliances include a fridge and dishwasher. For further storage, there is also a large understairs store cupboard and further doors lead through to:

### Playroom 11'1" x 6'2" (3.4 x 1.9)

With double glazed window to rear and central heating radiator. This space is currently being used as a playroom but could also be used as an office or snug.

### Cloakroom

Accessed via the kitchen with coat rails for storage and doors leading to the downstairs w.c. and giving internal access to the garage.

### W.C.

With obscured double glazed window to front and central heating radiator. There is a w.c. and hand wash basin with tiled splashback.

### First Floor Landing

With obscured double glazed window to side, access to the loft via hatch and an airing cupboard for storage. Doors lead to:

### Bedroom One 9'6" max 4'3" min x 13'1" max 12'1" min (2.9 max 1.3 min x 4.0 max 3.7 min)

With two double glazed window to front, central heating radiator and fitted wardrobes for storage.

### Bedroom Two 11'1" x 9'2" (3.4 x 2.8)

With double glazed window to rear and central heating radiator.

### Bedroom Three 10'9" x 5'10" (3.3 x 1.8)

With double glazed window to rear and central heating radiator.



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#### Bathroom

With obscured double glazing window to side, chrome heated towel rail and tiling to walls. There is a low level w.c., floating vanity sink with drawers for storage and a fitted bath with hand held shower, drench head over and two inbuilt shelves for further storage.

#### Garden

With a large paved wrap around patio area offering ample space for seating furniture, well maintained lawn with gravel pathway leading to a shed for storage and various planter beds with mature shrubs. To the rear is a raised decking area, a gate to the side offering access and the borders are established with fence panels.

#### Garage 15'8" x 7'10" (4.8 x 2.4)

With garage door to front and internal door giving access to the cloakroom, lighting overhead and electric throughout. There is also space and plumbing for white goods.

#### 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.

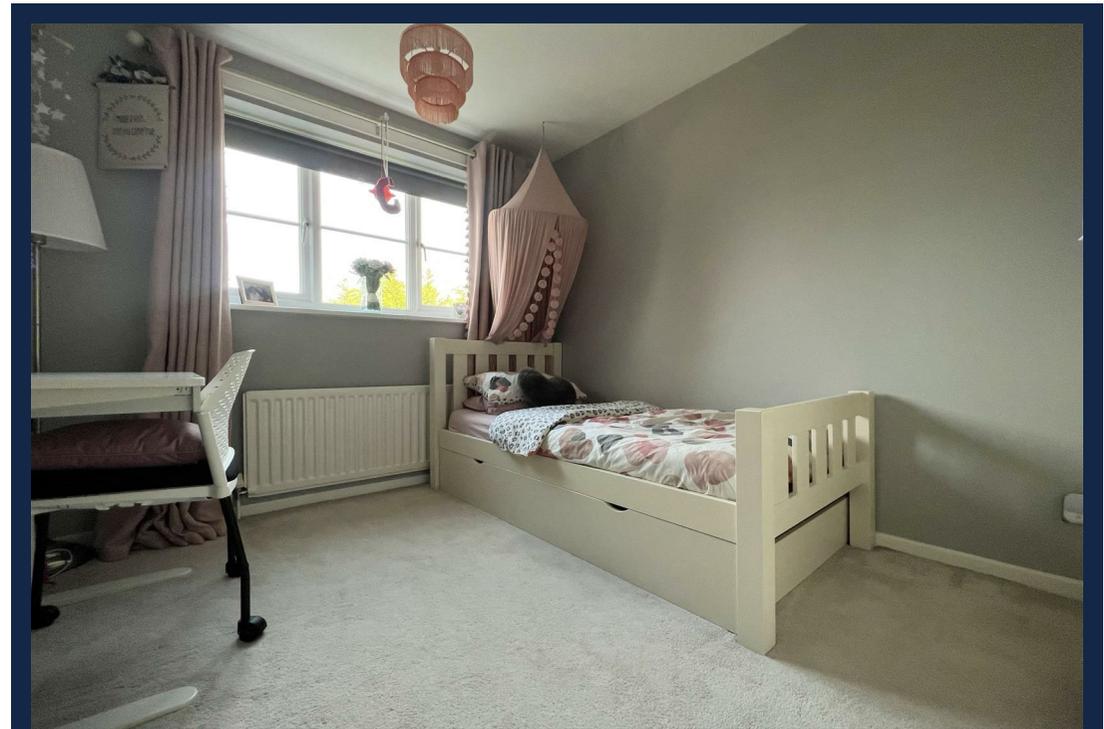
#### Money Laundering Regulations

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 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



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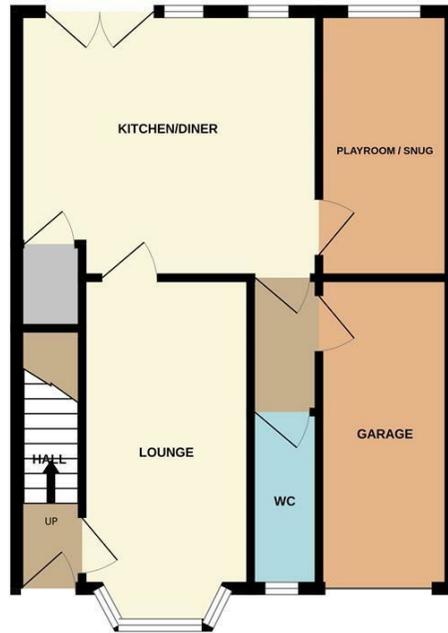
fees that we have received recently are £218 per case.

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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GROUND FLOOR



1ST FLOOR



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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