

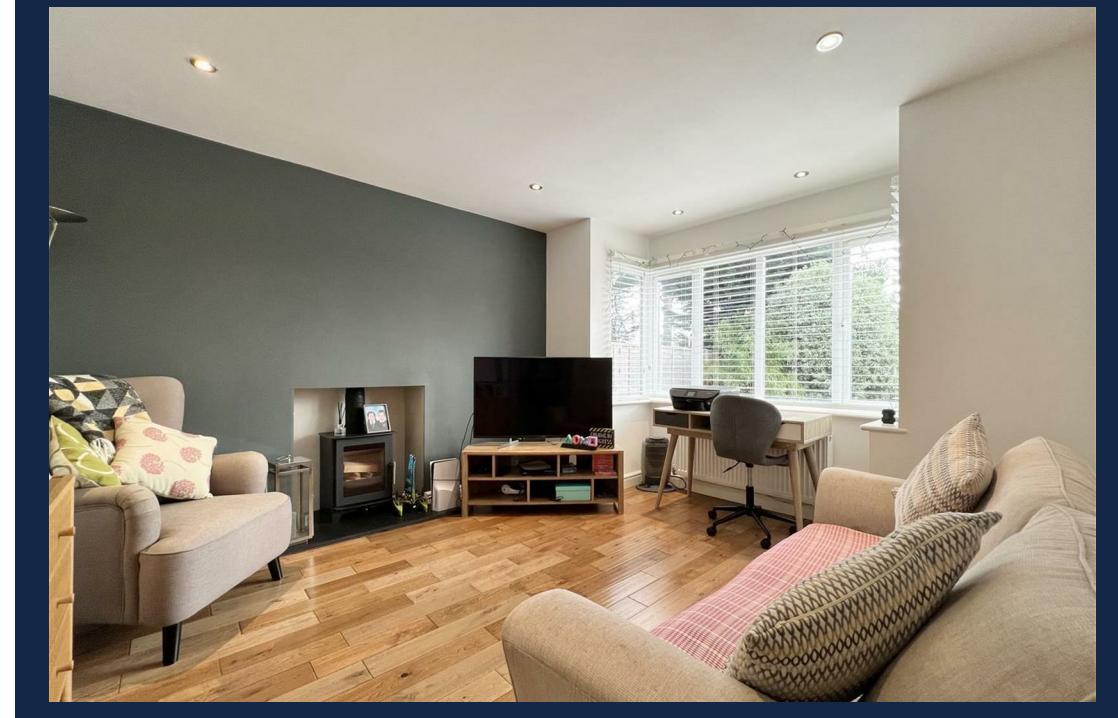
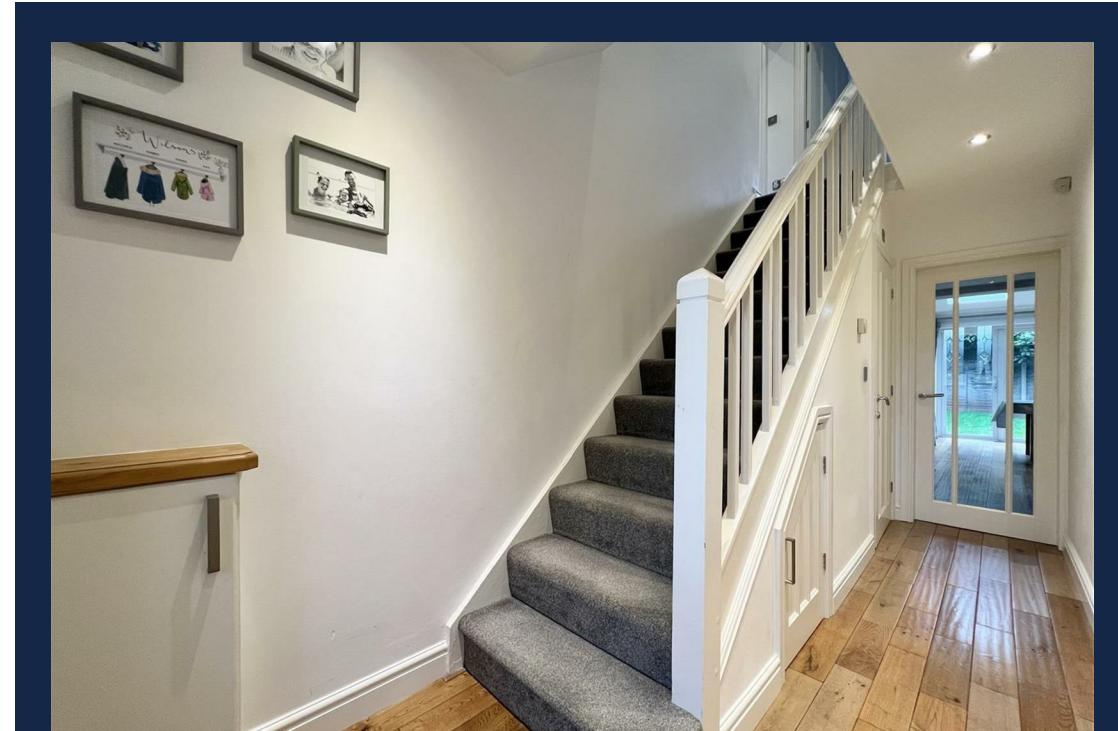


Grove.
FIND YOUR HOME

144 Kidderminster Road South, Hagley DY9 0JD
Asking Price £535,000

A wonderful detached home, situated in this popular location in Hagley provides easy access to the high street and local amenities on offer to include a doctors surgery, dentist, opticians, various shops and pubs. Both the primary and secondary schools are also within walking distance and commuter links include the Hagley train station with links to Birmingham, Worcester and beyond, alongside the links to the national motorway network.

Comprising a reception hallway, downstairs w.c., reception room one to front, stunning open plan design to the rear with fitted kitchen, leading to family room/dining room with Bi-fold doors opening onto the rear garden. To the first floor there are two spacious double bedrooms with two further single bedrooms, house bathroom and separate shower room. Private rear garden and driveway to front with gated entrance.





Approach

Approached via gated gravel driveway with gate to side for access to garden.

Entry Hall

With central heating radiator, wood flooring and understairs storage. Stairs to first floor landing and doors leading to:

Snug 11'6" max 6'3" min x 13'1" max (into bay) 10'10" m (3.5 max 1.9 min x 4.0 max (into bay) 3.3 min)

With double glazing bay window to front, central heating radiator, wood flooring and opening with log burner.

W.C

With wood flooring, heated towel rail, fitted sink and w.c.

Family Space 23'7" max 17'9" min x 17'5" max 11'6" min (7.2 max 5.4 min x 5.3 max 3.5 min)

With two double glazing windows to side, three Velux skylights to rear and bifold doors out to garden. Two central heating radiators, wood flooring and feature fireplace with log burner. With ample space for living room and dining room furniture, this room is open plan into the kitchen area.

Kitchen 8'10" max 7'7" min x 24'11" max 9'6" min (2.7 max 2.3 min x 7.6 max 2.9 min)

With dual aspect double glazing windows to front and rear, oversized tiling to floor and central heating radiator. Fitted wall and base units with worksurface over, one and a half bowl sink with drainage and further sink with drainage. Integrated dishwasher, oven & grill and Bosch induction hob with extractor fan overhead. Space and plumbing for white goods.

First Floor Landing

With doors leading to bedrooms, bathroom and shower room.

Bedroom One 11'6" x 14'1" (3.5 x 4.3)

With double glazing window to rear, central heating radiator and fitted wardrobes for storage.

Bedroom Two 10'10" max x 10'10" (3.3 max x 3.3)

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

Bathroom

With obscured double glazing window to front, chrome heated towel rail and tiling to floor and walls. Pedestal sink, w.c. and fitted bath with shower over.

Bedroom Three 8'10" x 5'11" (2.7 x 1.8)

With double glazing window to rear and central heating radiator.





Bedroom Four 10'6" x 5'7" (3.2 x 1.7)
With double glazing window to front and central heating radiator.

Shower Room
With obscured double glazing to rear, chrome heated towel rail, tiling to floor and walls. Fitted sink with storage, w.c. and shower cubicle.

Garden
With block paved patio area, lawn and shed for storage. Pathway to side with gate for access and established borders with fence panels.

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 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, Lex Allan Grove 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

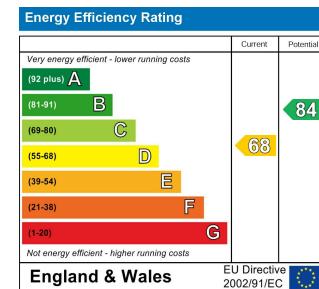
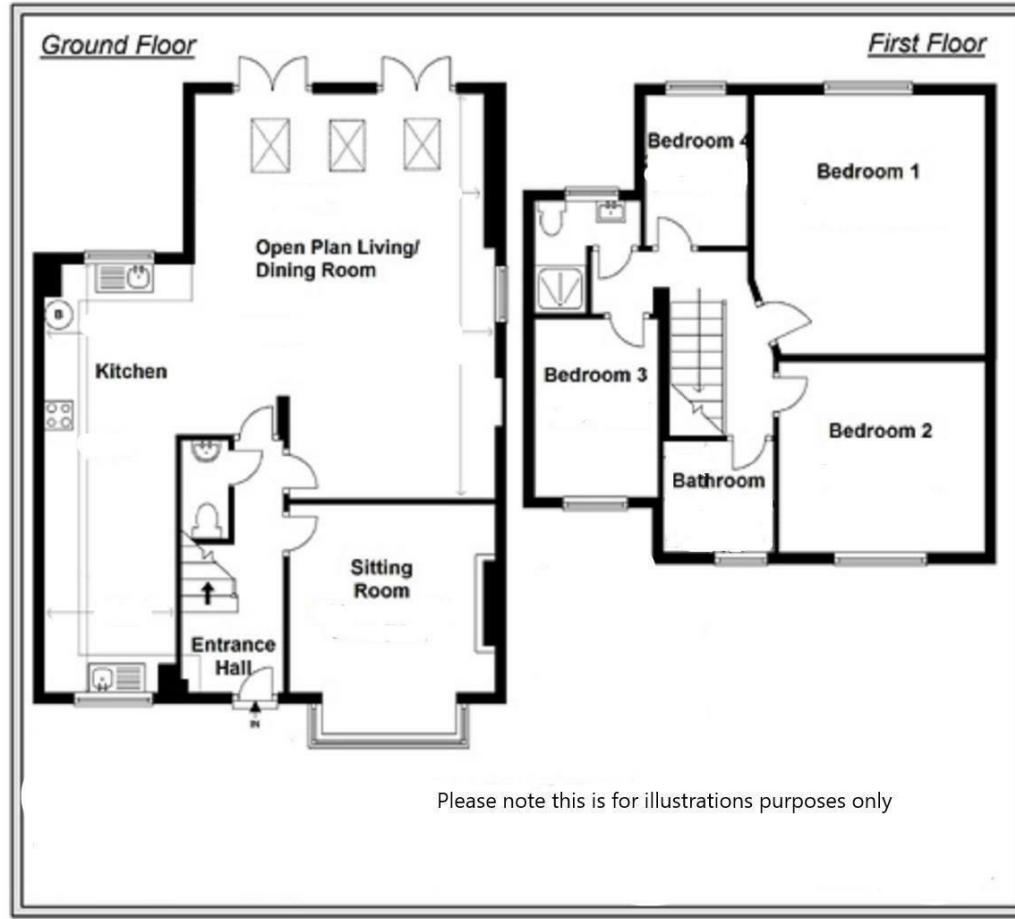
handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as 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.







IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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.

Grove.

FIND YOUR HOME

Hagley
129 Worcester Road

Hagley
DY9 9NN

T: 01562 270 270

E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk