



# Grove.

FIND YOUR HOME

7 Hall Lane, Hagley DY9 9LL

Guide Price £725,000



A fabulous property in an excellent location, 7 Hall Lane is close to local countryside and within a short walk of Hagley Hall, St Johns Church and the beautiful surrounding parkland. This family home is full of stunning features and bursting with character and offers brilliant opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network. The property within a short walk of the village and the local amenities, including being close to the excellent local Hagley Primary School and High Schools.

The property comprises of large welcoming living room with conservatory, linking round to large dining room and kitchen. Upstairs you will find four good sized bedrooms, the main with en-suite and further family bathroom. The garden with lawned area and patio with swimming pool is perfect for families looking to enjoy summer evenings outdoors!

14/8/24 EJ V2 EPC=D













Approach

Via block paved driveway with lawned front garden and gate for access to garden.

Entrance Hall

With central heating radiator, stairs to first floor and doors leading to w.c., living room and kitchen.

Living Room 12'10" x 23'4" (3.9 x 7.1)

With bow window to front, two central heating radiators and beautiful gas open flame fireplace with sandstone mantle and heart. Opening through into conservatory and archway through into dining room.

Conservatory 12'2" x 9'6" (3.7 x 2.9)

With double glazing windows surrounding, French patio doors out to garden, central heating radiator and tiling to floor.

Dining Room 20'0" max 9'6" min x 23'4" max 8'10" min (6.1 max 2.9 min x 7.1 max 2.7 min)

With double glazing windows to side and rear and French doors out to garden, three central heating radiators and opening through to kitchen.

Kitchen 9'6" x 13'5" (2.9 x 4.1)

With double glazing window to side, central heating radiator and wood effect flooring. Featuring various fitted base units with work surface over, one and a half bowl stainless steel sink with mixer tap, five ring gas hob, two integrated Beaumatic ovens and integrated dishwasher. Door leading to utility and further door back through to entrance hall.

Utility 8'2" x 5'11" (2.5 x 1.8)

With double glazing window to side and door for access, space and plumbing for white goods and large storage cupboard.

W.C.

With tiling to floor and walls, w.c. and pedestal hand wash basin.

First Floor Landing

With double glazing window to front, airing cupboard and access to loft via hatch.

Bedroom One 13'5" x 12'2" (into wardrobe) (4.1 x 3.7 (into wardrobe))

With double glazing window to rear, central heating radiator and ample fitted wardrobes for storage. Door leading through to en-suite.

En-suite 9'6" x 5'11" (2.9 x 1.8)

With obscured double glazing window to front, heated towel rail and tiling to floor and walls. Low level w.c., vanity wash basin with storage and large fitted shower cubicle.

Bedroom Two 9'2" x 13'5" (not into wardrobe) (2.8 x 4.1 (not into wardrobe))

With double glazing window to rear, central heating radiator and large fitted storage cupboard.

Bedroom Three 9'2" x 12'2" (into wardrobe) (2.8 x 3.7 (into wardrobe))

With double glazing window to front, central heating radiator and large fitted storage cupboard.

Bedroom Four 8'10" x 10'6" (not into wardrobe) (2.7 x 3.2 (not into wardrobe))

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

Family Bathroom 7'3" x 6'3" (2.2 x 1.9)

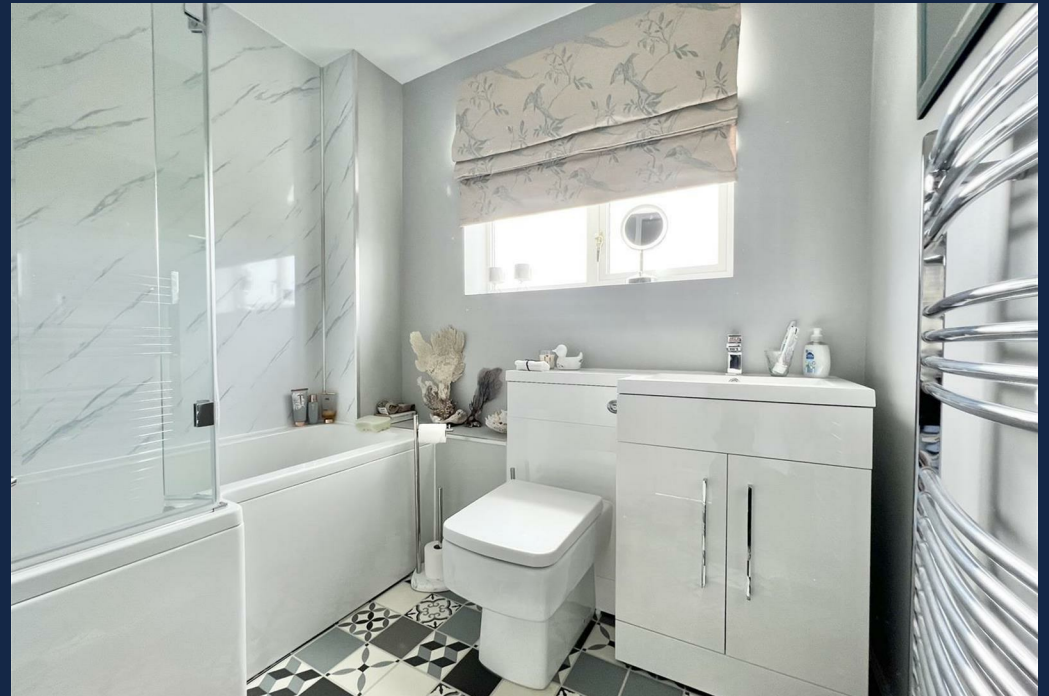
With obscured double glazing window to front and chrome heated towel rail. Low level w.c., vanity wash hand basin with storage and P shaped bath with hand held shower and drench head.

















**Garden**  
With lawn and patio area, rockery style planting beds and swimming pool. Established borders with fencing panels and bricked walls, gate to side for access to front and further walkway to front.

**Garage 15'9" x 16'9" (4.8 x 5.1)**  
With electric up and over garage door, housing boiler and electric points.

**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 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 Property 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.







| 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>                            |                         |           |
| (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>                  | 66                      | 74        |
|   | EU Directive 2002/91/EC |           |

**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's 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.

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