



# Grove.

FIND YOUR HOME

Bridge Farm Stakenbridge, Churchill DY10 3LS

Price Guide £795,000



# Home with a view

Proudly presenting this fabulous four bedroom family home in Stakenbridge. Bridge Farm is an unique property with its large wrap around garden, generously sized reception rooms and lovely views of the local countryside. Ideally located having excellent connections to Blakedown train station offering links to Birmingham, Worcester and beyond and the village of Hagley is also a short distance offering excellent schooling at both primary and secondary level and offering a range of shops, restaurants and bars.

Comprising a welcoming entrance hall, good sized living room, dining room and kitchen with utility, the living space on offer makes for an excellent forever home. Upstairs you will find the four bedrooms and family bathroom. The garden provides ample space to sit and enjoy the surrounding views whilst also maintaining privacy with the established borders and mature trees. EPC=D EJ 4/11/24 V1













#### Approach

Approached via block paved driveway with lawns either side leading to large parking area.

#### Porch

With double glazing windows and door through into entry hall.

#### Entry Hall

With double glazing window to front and side, central heating radiator and stairs to first floor landing with under stairs storage cupboard.

Living Room 17'5" max 14'1" min x 20'0" max 9'6" min (5.3 max 4.3 min x 6.1 max 2.9 min)

With double glazed bay window to front and further window to side, two central heating radiators and fitted cupboards and shelving for storage. Door leading through to hallway and further door linking round to dining room.

Dining Room 12'10" x 16'1" (3.9 x 4.9)

With dual aspect double glazing windows to side and rear, central heating radiator and door leading to kitchen and lounge.

Kitchen 12'10" x 20'0" (3.9 x 6.1)

With dual aspect double glazing windows to side and rear, central heating radiator and doors leading to hallway, dining room, utility and pantry cupboard. Featuring various fitted wall and base units with work surface over and two bowl stainless steel sink with drainage. With four ring Neff induction hob, Neff oven and space and plumbing for white goods. There is also ample space for a large dining table and chairs.

#### Pantry

Accessed via kitchen. With obscured double glazing window to side, space for white goods and shelving for storage.

Utility 11'6" max 6'11" min x 10'10" max 5'11" min (3.5 max 2.1 min x 3.3 max 1.8 min)

With dual aspect double glazing windows to both sides, central heating radiator and fitted Belfast sink. Space and plumbing for white goods, shelving for storage and door out to driveway.

#### W.C.

With obscured double glazing window to side, central heating radiator, w.c. and fitted corner wash basin.

#### First Floor Landing

With double glazing window to front, large storage cupboard and doors leading to bedrooms and bathroom.

















Main Bedroom 20'0" x 14'1" (6.1 x 4.3)  
With dual aspect double glazing windows to front and side, central heating radiator and fitted wardrobes for storage.

Second Bedroom 16'1" x 12'10" (4.9 x 3.9)  
With dual aspect double glazing windows to side and rear and central heating radiator.

Third Bedroom 14'1" x 10'10" (4.3 x 3.3)  
With dual aspect double glazing windows to front and side, central heating radiator and pedestal sink. Doorway through to decorative balcony on landing.

Fourth Bedroom 7'7" x 12'10" (2.3 x 3.9)  
With dual aspect double glazing windows to rear and side, central heating radiator and access to loft via hatch with pull down ladder.

Family Bathroom  
With obscured double glazing window to rear and tiling to splashback. Pedestal wash hand basin, w.c. and walk in glass shower cubicle.

Garage 22'0" x 20'0" (6.7 x 6.1)  
With dual aspect windows to sides, lighting overhead and electricity points.

Garden  
Large wrap around garden with lawns, block paved patio area with steps up to lawn, mature planter beds and various trees. A summerhouse to enjoy the countryside views, shed for storage 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

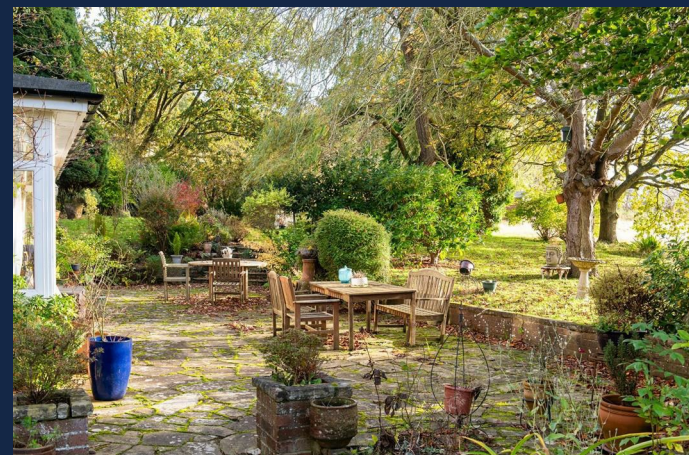
that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax  
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 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



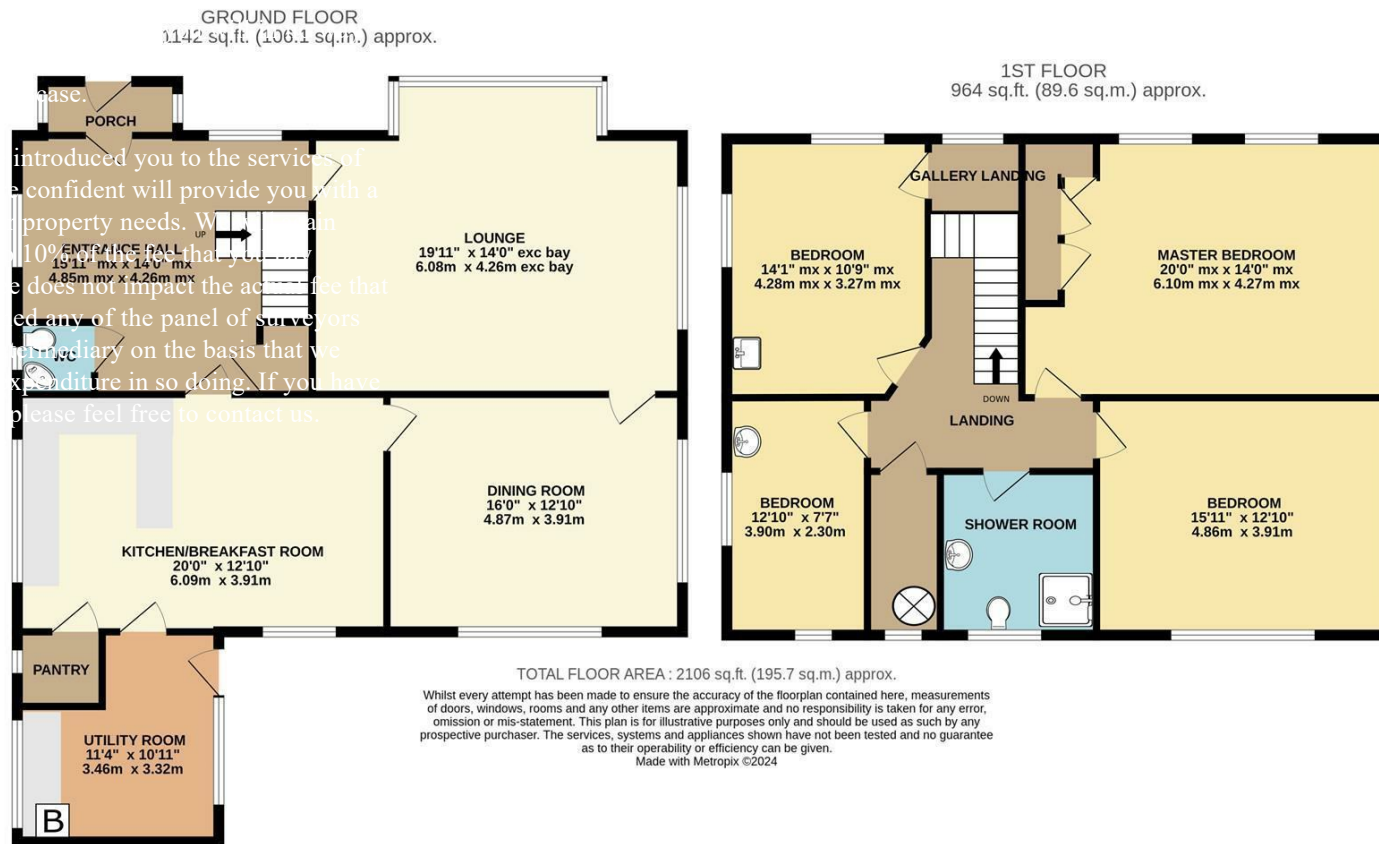













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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.

Saturday 9.00AM – 1.00PM.

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