



Grove.
FIND YOUR HOME

44 Chawn Hill, Oldswinford, Stourbridge, DY9 7JA

Asking Price £585,000

44 CHAWN HILL

Welcome to this fabulous generously proportioned Edwardian family home located on Chawn Hill!

Full of character and traditional features such as the high ceilings, ornate coving throughout and original Minton floor tiles, this home boasts a lovely living space with front lounge, rear sitting room and sun room, providing spacious family sized accommodation across three distinct areas that combine seamlessly to create a substantial lounge area or lounge area with separate defined dining area . The separate breakfast room follows through into a wonderful kitchen with beautiful stained glass windows and slate tiling, leading through into a large utility.

On the first floor you will find four good sized bedrooms, the main with en-suite, a study/ fifth bedroom and the large family bathroom with roll top clawfoot bath.

The second floor offers a versatile converted loft room to be used either as a sixth bedroom or studio.

The large mature garden with patio area and lawn makes for the perfect space to entertain and enjoy the warmer months.

Chawn Hill is located just a short drive from the central town of Stourbridge with access to various shops and amenities. Stourbridge Junction train station is within easy walking distance just down from the property making commuting hassle free.
EJ 29/4/25 V2
EPC=D







Approach

Approached via driveway with ample off road parking space for up to 4 cars, electric vehicle charging point and access to garage. Lawned area to front, gate to side for access and steps up to the original stained glass and timber front door.

Porch

With beautiful original Minton tiling to floor and large stained glass door into entry hall with matching windows either side. Ornate coving to ceiling which is continued throughout the downstairs space.

Entry Hall

With original Minton feature tiling to floor, traditional timber staircase to first floor landing and glass door into front lounge. Central heating radiator and decorative coving throughout. Following through the main hallway, the arched opening leads you to the rear lobby.

Rear Lobby

With glass door and windows into sun room, door through into the breakfast room and access to the w.c. and cellarette.

Front Lounge 13'9" (into bay) 11'10" min x 12'10" max 12'2" min (4.2 (into bay) 3.6 min x 3.9 max 3.7 min)

With large original stained glass sash bay window to front, two central heating radiators and feature tiled fireplace with gas fire and polished tiled hearth. Decorative coving throughout with ceiling rose and opening through into rear sitting room.

Rear Sitting Room 11'10" x 11'10" (3.6 x 3.6)

A multi functional space with access to both the front lounge and sun room. With central heating radiator, log burner fireplace with polished tiled raised hearth and solid oak beam mantle, decorative coving and ceiling rose.

Sun Room 19'4" x 9'6" (5.9 x 2.9)

With double glazing windows and French doors to patio two central heating radiators and ceramic tiling to floor with decorative border tiles.

W.C.

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

Cellarette

Currently being used as a pantry with ample shelving for storage and electric points.

Breakfast Room 10'6" x 11'2" max (3.2 x 3.4 max)

With double glazing window to side, central heating radiator, slate tiling to floor and decorative panelling to wall. Beautiful stained glass window through into kitchen, feature brick fireplace with oak beam mantle and archway leading through to:





Kitchen 8'10" x 15'5" (2.7 x 4.7)

With double glazing window to rear, two Velux skylights and stained glass windows into utility and breakfast room. Central heating radiator, honed slate tiling to floor and fitted wall and base units with iroko woodblock work surface over. One and a half bowl sink with drainage, space for large Rangemaster cooker with extractor fan over and space and plumbing for white goods. Oak door with stained glass windows leads through into the utility.

Utility Room 7'10" x 15'5" (2.4 x 4.7)

A large space with double glazing window to side, rear and door out to patio. Tiling to floor, fitted bespoke base units with worksurface over, fitted Belfast sink and space and plumbing for white goods. The utility room also contains the housing Worcester Bosch combination boiler with Megaflow hot water system

First Floor Landing

A part galleried style landing with storage cupboard, stairs to loft room and doors leading to:

Bedroom One 12'6" max 2'11" min x 11'10" max 9'2" min (3.8 max 0.9 min x 3.6 max 2.8 min)

With two double glazing windows to front, central heating radiator and frosted glass door to en-suite.

En-suite

With obscured double glazing window to front, heated towel radiator and tiling to shower cubicle, w.c., large pedestal wash basin and corner shower with drench head over and extractor fan.

Bedroom Two 8'10" x 13'9" (2.7 x 4.2)

With two double glazing windows to front and central heating radiator.

Bedroom Three 8'10" max 5'11" min x 11'10" max 8'2" min (2.7 max 1.8 min x 3.6 max 2.5 min)

With double glazing window to rear and central heating radiator.

Bedroom Four 11'10" max 11'2" min x 8'6" max 3'3" min (3.6 max 3.4 min x 2.6 max 1.0 min)

With double glazing window to rear and central heating radiator.

Bedroom Five/ Study 7'3" x 6'7" (2.2 x 2.0)

With double glazing window to side and central heating radiator.

Family Bathroom

With obscured dual aspect double glazing windows to side and rear, central heating radiator, towel radiator and tiling to half wall, w.c., pedestal wash basin, large walk in shower cubicle and freestanding roll top clawfoot bath with hand held shower, extractor fan and ornate corning.











Bedroom Six/ Loft Room 18'4" max 7'10" min x 11'10" max 5'7" min (5.6 max 2.4 min x 3.6 max 1.7 min)
With double glazed dormer window to rear, central heating radiator, exposed beam ceiling and eaves storage with timber doors.

Garden

Private and well established extensive rear garden with large paved patio area, step up to lawn with mature planter beds and trees throughout. Metal shed for storage behind screened area to rear of the garden, established borders with fence panels and gate to side for access to the front of the property. There is also a cold water tap and electric points throughout.

Garage 25'11" x 8'10" (7.9 x 2.7)

Tandem garage with up and over garage door, lighting overhead and cold water tap.

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 C.

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 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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