



# Grove.

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2 Hagley Close, Hagley, DY9 9LP

Guide Price £725,000

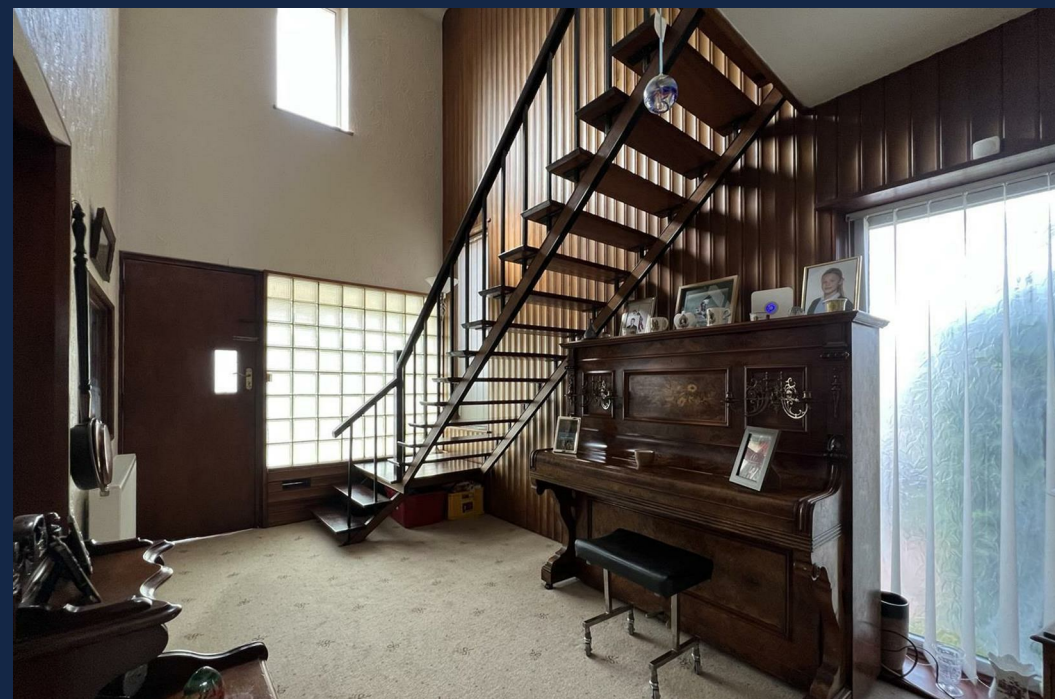


## 2 Hagley Close

Welcome to this stunning detached house located in the desirable area of Hagley Close in Hagley. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space.

Situated in a peaceful cul-de-sac, this property offers a tranquil environment for you to call home. The ample living space provides endless possibilities for creating your dream living area, while the fantastic garden is ideal for enjoying the outdoors during the warmer months.

Located within the catchment area for local schools, this property is perfect for families looking to provide their children with a top-quality education. Don't miss out on the opportunity to make this beautiful house your new home, viewings are highly recommended! EPC- D













### Approach

Approached via block paved driveway with planter beds, gated side access to further parking space and garden.

### Porch

With obscured window and step up to entry hall.

### Entrance Hall

With two obscured windows to side and one to front, central heating radiator and stairs to first floor landing. Doors radiating to:

### Study 6'3" x 11'6" (1.9 x 3.5)

With double glazing window to front, central heating radiator and decorative window into hallway.

### Living Room 17'1" x 17'9" (5.2 x 5.4)

With two double glazing windows to side, sliding patio doors out to rear and central heating radiator. Feature fireplace with gas fire and obscured glass doors through into dining room.

### Dining Room 9'6" x 17'9" (2.9 x 5.4)

With large double glazing window to rear, central heating radiator and doors leading through to kitchen, conservatory and living room.

### W.C. 11'2" x 3'11" (3.4 x 1.2)

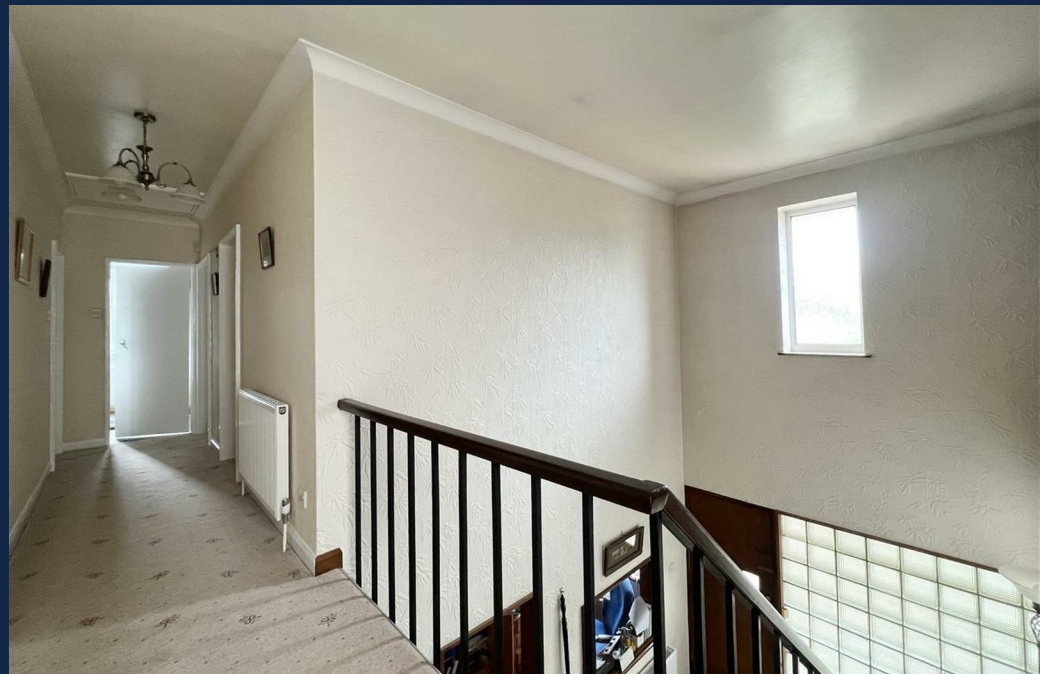
With obscured double glazing window to front, central heating radiator and tiling to half walls. With low level w.c. & vanity sink.

### Kitchen 15'9" max 7'3" min x 11'10" max 7'10" min (4.8 max 2.2 min x 3.6 max 2.4 min)

With double glazing window to front, central heating radiator and tiling to splashback. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage, two Bosch ovens, Bosch four ring induction hob, integrated fridge and space & plumbing for dishwasher. Door giving access to garage.

### Conservatory 18'4" max 14'5" min x 15'1" max 7'7" min (5.6 max 4.4 min x 4.6 max 2.3 min)

Accessed via steps down from utility and dining room. Part brick part glass with double glazing windows and roof, French doors out to patio, tiling to floor and electricity points.













Utility 11'6" x 12'2" (3.5 x 3.7)

With door and window to side and further internal door and window into conservatory. Space and plumbing for white goods, electricity points and lighting overhead. Door giving access to second w.c. and two large storage cupboards.

Second W.C.

With obscured double glazing window and w.c.

First Floor Landing

Gallery style landing with obscured double glazing window to side, central heating radiator and access to loft via hatch.

Bedroom One 13'9" x 12'10" (4.2 x 3.9)

With double glazing window to rear, central heating radiator and fitted wardrobes with matching vanity desk. Door giving access to ensuite.

En-suite

With double glazing window to rear, chrome heated towel rail and tiling to walls. W.c., fitted vanity sink with storage and shower cubicle with extractor fan.

Bedroom Two 14'1" x 13'5" (4.3 x 4.1)

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

Bedroom Three 11'6" max 9'6" min x 9'2" max 3'11" min (3.5 max 2.9 min x 2.8 max 1.2 min)

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

Bedroom Four 11'6" x 9'2" (3.5 x 2.8)

With double glazing window to front and central heating radiator.

Family Bathroom

With obscured double glazing window to side, chrome heated towel rail and tiling to splashback. W.c., fitted vanity sink with storage and fitted P shaped bath with shower overhead.

Garage 12'2" x 16'1" (3.7 x 4.9)

With window to side, up and over garage door and further door to front for access. Central heating radiator, space for white goods and lighting points. Opening through into utility and door into kitchen for internal access.



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#### Garden

With large patio area with ample space for garden furniture, good sized lawn with various planter beds and mature plants. Steps up from the patio area lead to an excellent decked balcony which can also be accessed via the sliding patio doors in the living room. Established borders with hedging and fence panels provide security, along with gated side access to the driveway.

#### 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 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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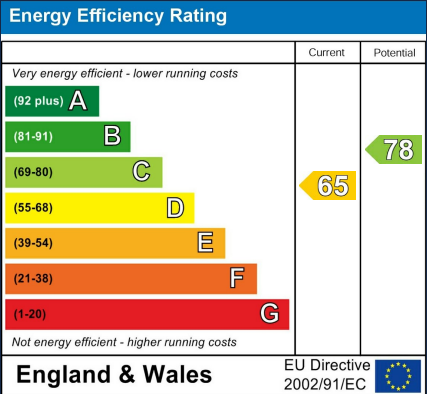
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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