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3 Long Compton Drive, Hagley, DY9 0PD

Guide Price £530,000

3 Long Compton Drive

Located on Long Compton Drive in Hagley, this delightful three storey detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two modern bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

For those with vehicles, the property boasts parking for up to three cars, a valuable asset in this desirable location. The surrounding area is known for its picturesque scenery and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This property presents a wonderful opportunity for anyone seeking a spacious family home in a tranquil setting. With its attractive features and prime location of being just a short walk to the local amenities within the high street, public transport and to local schools at primary and secondary level, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.





Approach

Approached via large paved driveway with walled borders and decorative planter bed.

Entry Hall

With central heating radiator, wood flooring and stairs to first floor landing. Door leads through into:

Living Room 16'0" max 11'9" min x 13'5" max 7'10" min (4.9 max 3.6 min x 4.1 max 2.4 min)

With double glazing window to front, obscured decorative windows into kitchen and central heating radiator.

Kitchen Diner 19'4" max 16'0" min x 12'1" max 7'10" min (5.9 max 4.9 min x 3.7 max 2.4 min)

With double glazing window to rear and bifolds out to the garden, two central heating radiators and tiling to floor. Featuring various fitted wall and base units with granite worksurface over, one and a half bowl stainless steel sink with drainage and space for a large range cooker with extractor fan overhead. There is space and plumbing for white goods along with integrated dishwasher and wine fridge. This room provides ample space for a large dining table and chairs and doors lead to utility and understairs storage cupboard.

Utility 7'2" max 2'7" min x 10'5" max 5'10" min (2.2 max 0.8 min x 3.2 max 1.8 min)

With Velux window and French doors out to the patio. Fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and space and plumbing for white goods along with housing boiler. The opening leads through to the playroom and door leads to the w.c.

Playroom 7'6" max 6'2" min x 9'6" max 4'7" min (2.3 max 1.9 min x 2.9 max 1.4 min)

With central heating radiator and storage cupboard.

W.C.

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

First Floor Landing

Split level landing with doors leading to:

Bedroom Two 12'9" x 9'6" (3.9 x 2.9)

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

Bedroom Three 10'2" x 10'9" (3.1 x 3.3)

With double glazing window to front and central heating radiator.







Family Bathroom

With obscured double glazing window to front, heated towel radiator and tiling to walls. Pedestal sink, w.c., fitted bath with hand held shower and shower cubicle with hand held and drench head.

Bedroom Four 7'2" max 6'10" min x 11'5" max 10'2" min (2.2 max 2.1 min x 3.5 max 3.1 min)

With double glazing window to front, obscured window to rear, central heating radiator and access to loft via hatch.

Study Area 6'2" (understairs) x 8'6" (1.9 (understairs) x 2.6)

With double glazing window to rear, central heating radiator and fitted desk. Stairs lead to bedroom one.

Bedroom One 14'5" max 10'9" min x 14'9" max 8'2" min (4.4 max 3.3 min x 4.5 max 2.5 min)

With three double glazing windows to rear, Velux skylight and central heating radiator. There is ample fitted storage with wardrobes, drawers and vanity area. Door leads through into ensuite.

Ensuite

With Velux to front, chrome heated radiator and tiling to floor and walls. Pedestal sink, low level w.c., and fitted bath with hand held shower.

Garden

With paved patio area, steps down to Astro turf lawn and shed for storage. Gate to side for access and established borders with fence panels.

Garage

Currently being used as storage with garage door to front and lighting overhead. The rear space was incorporated into the house to become the playroom.

Tenure - Freehold

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

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, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fee's

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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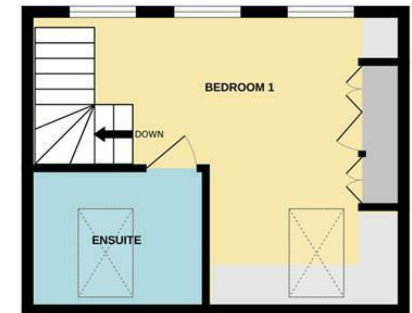
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales EU Directive 2002/91/EC		

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