



Grove.

FIND YOUR HOME

265 Hagley Road, Pedmore DY9 0RJ

Guide Price £475,000

265 Hagley Road

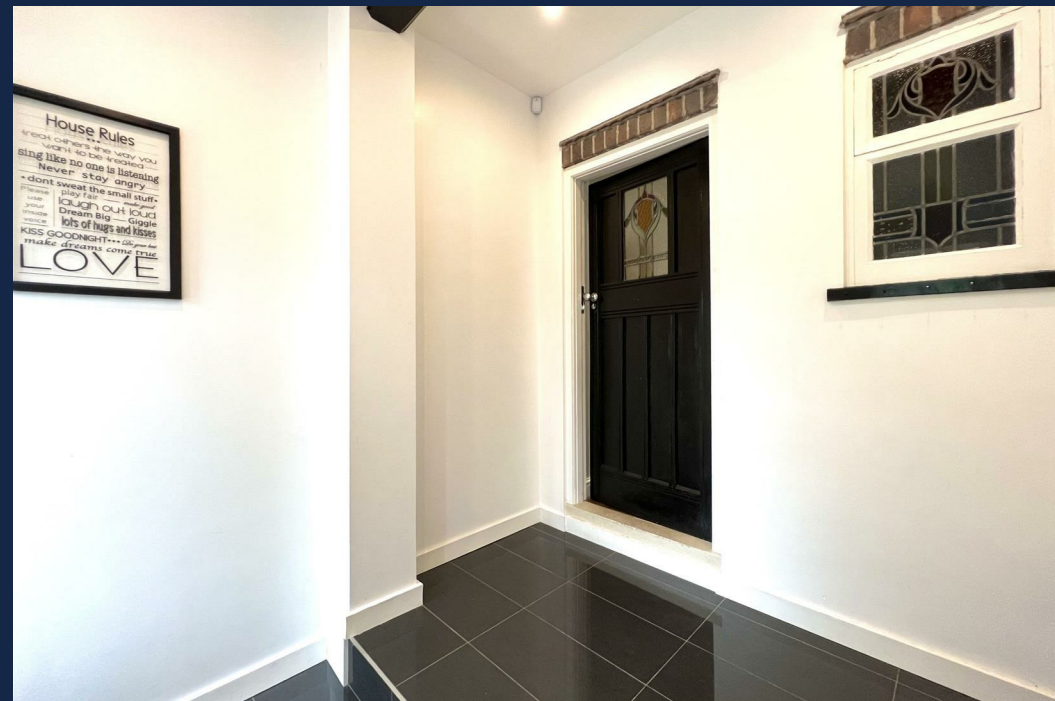
Located on the Hagley Road in Pedmore, Stourbridge, this lovely four bedroom semi-detached property is ideal for families looking for easy access to Stourbridge town centre with its schools, high street and commuter links via bus and train station, whilst also being just a short distance away from the local countryside of the National Trust Clent Hills.

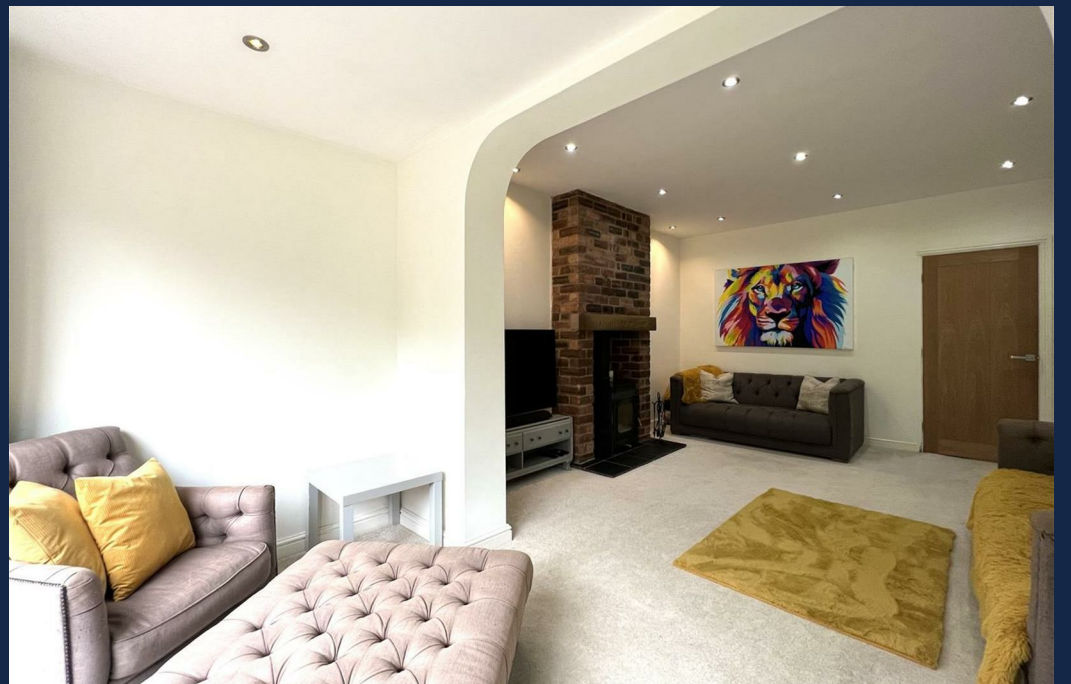
Comprising a welcoming entrance hall, large living room, kitchen and separate dining room, the downstairs space offers flexibility for families of varying sizes. Upstairs you will find the four bedrooms and good sized family bathroom.

The outside space provides a wonderful space for children to play or for friends and family to enjoy the warmer months.

The driveway accommodates parking for three vehicles and the garage is currently used as a utility, offering ample storage.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this delightful house your own.







Approach

Approached via paved driveway with lawn to front and step up to porch.

Porch 8'2" max x 9'2" max (2.5 max x 2.8 max)

With tiling to floor, step up and door through into entry hall.

Hallway

With obscured double glazing window with stained glass feature to side, central heating radiator and wood flooring. Stairs lead to the first floor landing with understairs storage cupboard, further large storage cupboard for coats and shoes and doors radiate to:

Dining Room 12'5" max x 14'9" max (into bay) (3.8 max x 4.5 max (into bay))

With double glazing bay window to front with stained glass feature, central heating radiator and feature electric fireplace.

Lounge 11'5" max x 6'10" min x 20'11" max x 4'7" min (3.5 max x 2.1 min x 6.4 max x 1.4 min)

With double glazing bifold doors to rear, two central heating radiators and feature fireplace with log burner, brick surround, slate hearth and wood beam mantle.

Kitchen 7'10" x 15'8" (2.4 x 4.8)

With dual aspect double glazing windows to side and rear, door to side for access, central heating radiator and tiling to splashback. Featuring a variety of fitted wall and base units with worksurface over, Belfast sink with drainage and integrated fridge and dishwasher. There are various Bosch appliances such as oven, grill and electric hob with extractor fan overhead.

W.C

With obscured double glazing window to side, tiling to floor and walls, hand wash basin and w.c.

First Floor Landing

With access to the loft via hatch and doors leading to:

Bedroom One 12'5" max x 15'1" max (3.8 max x 4.6 max)

With double glazing bay window to front, central heating radiator and freestanding bath.







Bedroom Two 11'1" max x 12'5" max (3.4 max x 3.8 max)
With double glazing window to rear and central heating radiator.

Bedroom Three 9'10" x 7'6" (3.0 x 2.3)
With double glazing window to rear and central heating radiator.

Bedroom Four 8'6" x 9'10" (2.6 x 3.0)
With double glazing window to front and central heating radiator. This space is currently being used as an office.

Shower Room
With two obscured double glazing windows to side, chrome heated towel radiator and tiling to floor and walls. Fitted vanity sink with storage, w.c. and large walk in shower with hand held and drench head over. For storage there is a large three door airing cupboard.

Garage 7'2" x 12'9" (2.2 x 3.9)
With wooden garage door to front, door to rear for access from the garden, fitted wall and base units with worksurface over and stainless steel sink with drainage. There is also space and plumbing for white goods, the housing boiler, lighting overhead and electric points.

Garden
With patio to side and rear, large lawn leading up to further patio space at the rear. Shed for storage, mature trees and established borders with fence panels and hedging.

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 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.



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.
Made with Metropix ©2025

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 alternations 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Grove.

FIND YOUR HOME

Hagley
129 Worcester Road
Hagley
DY9 0NN
T: 01562 270 270
E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk