



Grove.
FIND YOUR HOME

14 The Croft, Blakedown DY10 3JP
Offers Based On £450,000

14 The Croft

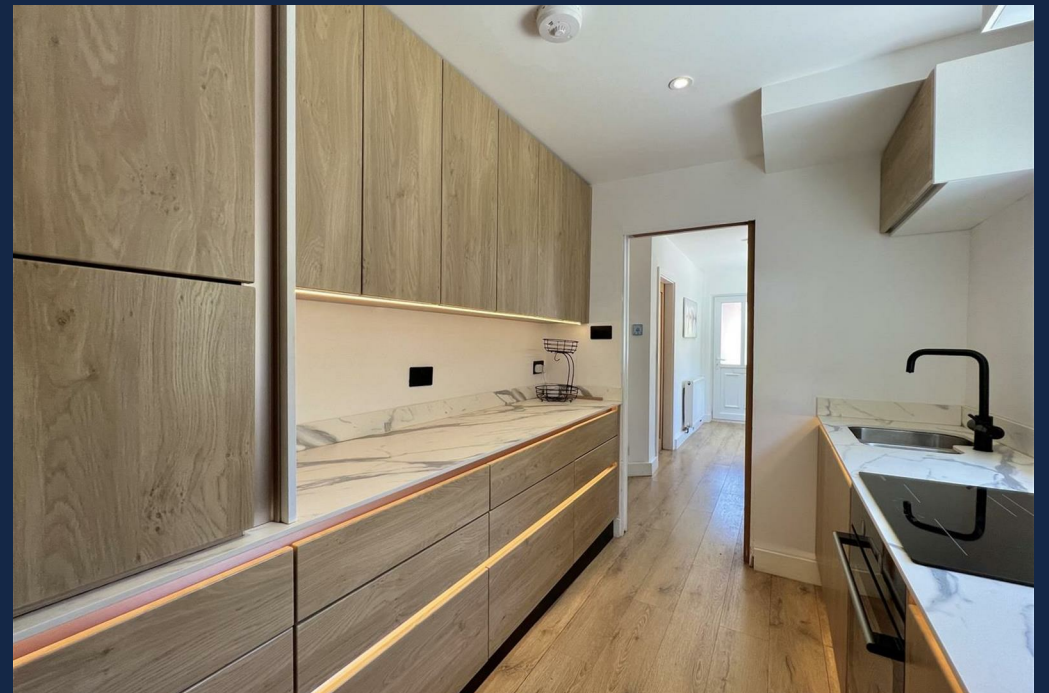
Nestled in the charming village of Blakedown on a spacious corner plot, 14 The Croft presents an exceptional opportunity for those seeking a semi-detached family home. This delightful property boasts four well-proportioned bedrooms, providing ample space for family living or accommodating guests. The two reception rooms offer versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features two bathrooms, ensuring convenience for busy mornings and providing privacy for family members. The layout is thoughtfully designed to cater to modern living, with a focus on comfort and functionality.

Outside, The Croft benefits from parking for two vehicles, a valuable asset in this desirable location. The surrounding area is known for its picturesque scenery and community spirit, making it an ideal setting for families and individuals alike.

With its blend of space, comfort, and a prime location, The Croft is a wonderful choice for anyone looking to settle in the heart of Blakedown. This property is not just a house; it is a place to call home.





Approach

Approached via gravel driveway providing ample parking for up to three cars. Gate to side gives access to the garden and door leads to porch.

Porch

With double glazing windows surrounding and door through into entry hall.

Entry Hall

With double glazing window to side, central heating radiator and laminate wood flooring throughout. Oak stairs with glass banister lead to the first floor landing and doors radiate to:

Dining Room 12'5" max 11'5" min x 11'1" max 3'3" min (3.8 max 3.5 min x 3.4 max 1.0 min)

With double glazing bow window to front, central heating radiator and laminate flooring.

Living Room 11'1" max 9'6" min x 13'1" max 4'11" min (3.4 max 2.9 min x 4.0 max 1.5 min)

With sliding French doors to rear, central heating radiator and laminate wood flooring. There is a lovely feature fireplace with tiled surround and log burner.

Kitchen 7'2" x 9'6" (2.2 x 2.9)

With double glazing window to side, laminate wood flooring and door through into utility. Featuring various fitted wall and base units with work surface over, one and a half bowl stainless steel sink and four ring induction hob with extractor fan over. There is an integrated oven, microwave and bin, along with breakfast storage cupboard.

Utility 7'10" max 4'7" min x 11'9" max 5'6" min (2.4 max 1.4 min x 3.6 max 1.7 min)

With obscured double glazing window to side, door to garden and central heating radiator. There is space and plumbing for white goods, housing boiler and door into w.c.

W.C.
With obscured double glazing window to rear, heated towel radiator, w.c. and hand wash basin.

First Floor Landing

With double glazing window to side, laminate wood flooring and stairs to the second floor. Doors lead to:









Bedroom Two 10'2" x 13'1" (3.1 x 4.0)

With double glazing window to rear, central heating radiator, laminate wood flooring and ample fitted wardrobes for storage.

Bedroom Three 8'10" x 11'1" (2.7 x 3.4)

With double glazing window to front, central heating radiator, laminate wood flooring and fitted wardrobes for storage.

Bedroom Four 8'10" x 8'2" (2.7 x 2.5)

With double glazing window to front and central heating radiator.

Bathroom

With obscured double glazing window to rear, central heating radiator and tiling to floor and splashback. There is a fitted vanity sink with storage, low level w.c. and fitted P shaped bath with drench head over.

Second Floor Landing

With door leading to bedroom one.

Bedroom One 13'9" max 11'5" min x 16'4" max 6'10" min (4.2 max 3.5 min x 5.0 max 2.1 min)

With skylight to front and large floor to ceiling double glazing window to rear, central heating radiator and laminate wood flooring. There are two doors giving access to eaves storage and door leads to ensuite.

Ensuite

With obscured double glazing window to rear, chrome heated towel rail and tiling to floor and shower cubicle. With floating hand wash basin, low level w.c. and walk in shower with hand held, drench head and inbuilt shelf.

Courtyard

Accessed via sliding doors in the living room and gate from garden. With fence panel borders, paved flooring and space for seating.

Summerhouse

With windows to side and door for access.

Garden

A fabulous space with large lawn, two decked patio areas with pergola over and further paved patio with ample space for seating to enjoy the warmer months.



Grove.

FIND YOUR HOME



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 D.

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



Grove.

FIND YOUR HOME





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

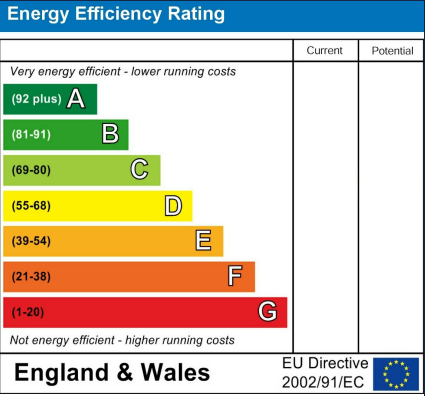
IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and 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.

Saturday 9.00AM – 1.00PM.



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