



# Grove.

FIND YOUR HOME

82 Kidderminster Road, Hagley, DY9 0QL

Guide Price £550,000

# 82 Kidderminster Road

Grove Properties Group are delighted to present this beautifully modernised three bedroom detached family home on Kidderminster Road in Hagley.

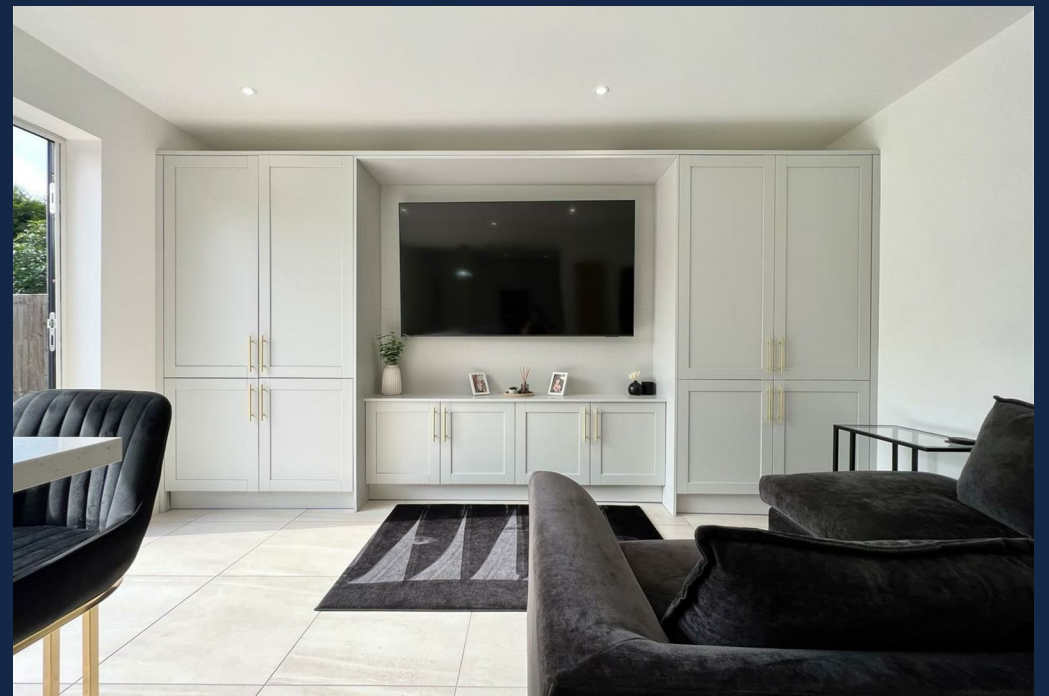
The property is located just a short distance away from Hagley high street, offering easy access to local amenities such as the doctors surgery, dentist, opticians, various pubs and eateries, along with a couple of local shops, pharmacy and post office.

The local primary and secondary schools are also within easy walking distance, catering for families with children of all ages.

The property comprises a welcoming entrance hall, leading through into the living room with bay window and fireplace with log burner, the modern kitchen living space with bifold doors out to the garden, and utility with w.c. Upstairs you will find the three bedrooms, all with bespoke fitted wardrobes and the stylish family bathroom.

The outdoor space on offer is a standout feature of the property, the large paved patio with substantial lawn and addition of a children's play area at the rear makes for an excellent space for children to play, or for hosting.





### Approach

Approached via large gravel driveway with further parking behind double gates, an EV charging point and step up to porch. There is also access either side of the property through to the garden.

### Porch

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

### Entry Hall

With central heating radiator, ceramic tiling to floor with underfloor heating and staircase with glass banister to first floor landing with understairs store cupboard. Doors lead to:

Living Room 11'9" x 13'9" max (into bay) 12'1" min (3.6 x 4.2 max (into bay) 3.7 min)

With double glazing bay window to front, central heating radiator and feature fireplace with log burner and oak beam mantle.

Kitchen Living Space 21'3" max 11'5" min x 15'1" max 8'10" min (6.5 max 3.5 min x 4.6 max 2.7 min)

With bifold doors to rear, ceramic tiling to floor with underfloor heating and central heating radiator. There are a variety of bespoke fitted wall and base units with work surface over and matching island, sink with drainage and four ring hob. Integrated appliances include dishwasher, oven, microwave and fridge freezer.

This space also allows for living furniture and features stylish fitted storage units to one wall. Door leads through into:

### Utility

With door to side for external access, space and plumbing for white goods and door through into the w.c.

### W.C.

With fitted sink and w.c.

### First Floor Landing

With obscured double glazing window to side, access to fully boarded loft via hatch with pull down ladder and doors leading to:

Bedroom One 9'6" (not into wardrobes) x 15'1" (2.9 (not into wardrobes) x 4.6)

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





Bedroom Two 9'6" (not into wardrobes) x 11'9" (2.9 (not into wardrobes) x 3.6)  
With double glazing window to front, central heating radiator and ample bespoke fitted wardrobes.

Bedroom Three 8'6" max 7'10" min x 11'1" max 6'6" min (2.6 max 2.4 min x 3.4 max 2.0 min)  
With double glazing window to rear, central heating radiator and fitted bespoke wardrobes for storage.

#### Bathroom

With obscured window to front, heated towel radiator and stylish marble effect tiling to floor and walls. There is a floating vanity sink, w.c., fitted bath and shower cubicle with hand held shower, drench head and inbuilt shelf.

#### Garden

With large paved patio area offering ample room for garden furniture and seating, leading to a substantial lawn with children's play area at the rear. There is a summerhouse which has the potential to be an outdoor office for those who work from home, double gate to side for access to the front of the property and the borders are established with fence panels for privacy.

#### Tenure - Freehold

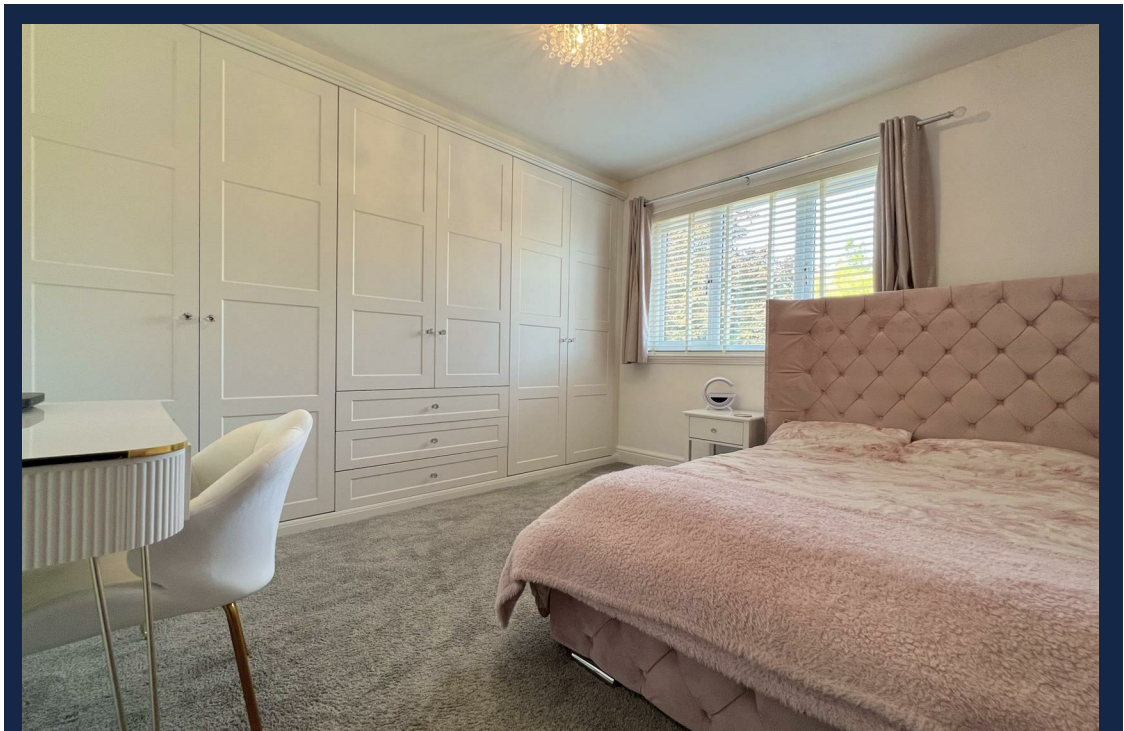
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

#### 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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TOTAL FLOOR AREA: 1163 sq.ft. (108.0 sq.m.) approx.  
 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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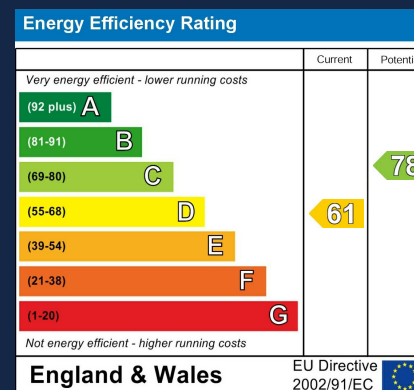
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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Hagley  
 129 Worcester Road  
 Hagley  
 DY9 0NN

T: 01562 270 270

E: [hagley@grovepropertiesgroup.co.uk](mailto:hagley@grovepropertiesgroup.co.uk)

W: [www.grovepropertiesgroup.co.uk](http://www.grovepropertiesgroup.co.uk)