



# Grove.

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3 Amphlett Close, Hagley DY9 0WF

Guide Price £850,000



## 3 Amphlett Close

Grove Properties Group are delighted to present this beautiful five bedroom detached family home in the heart of Hagley. It is the perfect property for those seeking to be close to local amenities with the additional benefit of countryside on their doorstep. Hagley has excellent local schooling, transport links with the M5 junction 4 and also Hagley train station giving excellent commuter opportunities to Birmingham, Worcester and beyond. For those looking to enjoy outdoor pursuits the advancing National Trust Clent Hills is a short distance away.

This well presented home comprises of a welcoming entrance hall, utility, downstairs w.c, three excellent reception rooms offering various ways of family living, including a spacious lounge. The large open plan kitchen family dining room gives the property the 'WOW' factor with double doors opening into the garden. On the first floor you will find five bedrooms, the master bedroom has it's own walk in wardrobe and en-suite, three further double bedrooms; one with en-suite and a further bedroom with Jack and Jill to the family bathroom. The garden and outdoor space is desirable with the added bonus of a double garage and ample parking. Internal inspection is highly recommended, this adaptable contemporary home will not disappoint!











### Approach

Via pathway through small front garden with front door leading to entrance hall, with driveway to side giving access to double garage.

### Entrance Hallway

A welcoming hallway with stairs rising to first floor accommodation, central heating radiator, oversized ceramic tiling to floor, door leading to under stairs storage cupboard and doors radiating to:

Study 10'6" x 11'10" (into bay window) (3.2 x 3.6 (into bay window))

Double glazed bay window to front, central heated radiator.

### Downstairs W.C.

Central heated radiator, oversized ceramic tiling to floor, low level w.c. and wash hand basin.

Lounge 15'9" x 15'5" (4.8 x 4.7)

Double glazed windows and French doors leading to patio, central heated radiator.

Open Plan Kitchen Living 29'6" x 18'8" max 9'10" min (9 x 5.7 max 3 min)

Double glaze windows and French door to rear, oversized ceramic tiling throughout, central heated radiators, gloss fitted wall and base units with matching island and breakfast bar, integrated fridge/freezer, wine fridge, dish washer, Siemens grill, oven and plate warmer, five ring gas hob with extractor fan over, integrated sink with inset drainage and complementary work surface over. The large open plan space is perfect for family living!

Utility 7'3" x 5'11" (2.2 x 1.8)

Central heated radiator, oversized ceramic tiling door giving access to side, fitted base units with work surface over, space/plumbing for white goods and sink with drainage.

Dining Room 11'2" x 11'10" (into bay window) (3.4 x 3.6 (into bay window))

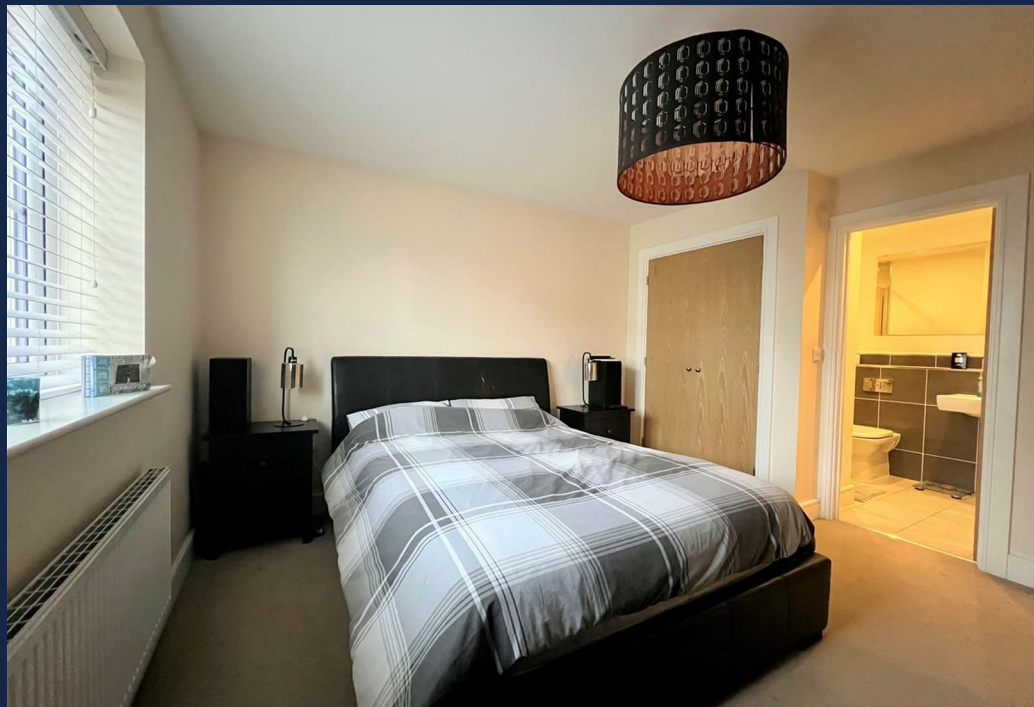
Double glazed bay window to front, central heated radiator.

### First Floor Landing

Generous landing with central heated radiator, airing cupboard, storage cupboard and doors radiating to:









Bedroom One 10'2" x 13'1" (3.1 x 4)

Double glazed window to rear, central heated radiator and doors leading to en-suite and dressing room.

En-suite

Double glazed obscured window to side, heated chrome towel rail, complementary tiling to floor and walls, large shower with drench shower head, fitted bath with hand held shower, low level w.c. and wash hand basin.

Dressing Room 6'7" x 5'11" max 4'3" min (2 x 1.8 max 1.3 min)

Private dressing room with ample storage.

Bedroom Two 11'10" x 12'2" (3.6 x 3.7)

Double glazed window to front, central heated radiator and fitted wardrobe. Agents note: further recess into wardrobe not measured.

En-suite.

Central heated radiator, tiling to floor and splashback areas, large shower with drench head, low level w.c. and wash hand basin.

Bedroom Three 11'10" max 10'6" min x 12'10" (3.6 max 3.2 min x 3.9)

Double glazed window to rear, central heated radiator, door leading to family bathroom.

Family Bathroom

Double glazed obscured window to rear, large shower, fitted bath with hand held shower, low level w.c. and wash hand basin, complementary tiling to splashback areas and flooring, door leading to bedroom three.

Bedroom Four 12'2" max 8'6" min x 11'10" max 4'3" min (3.7 max 2.6 min x 3.6 max 1.3 min)

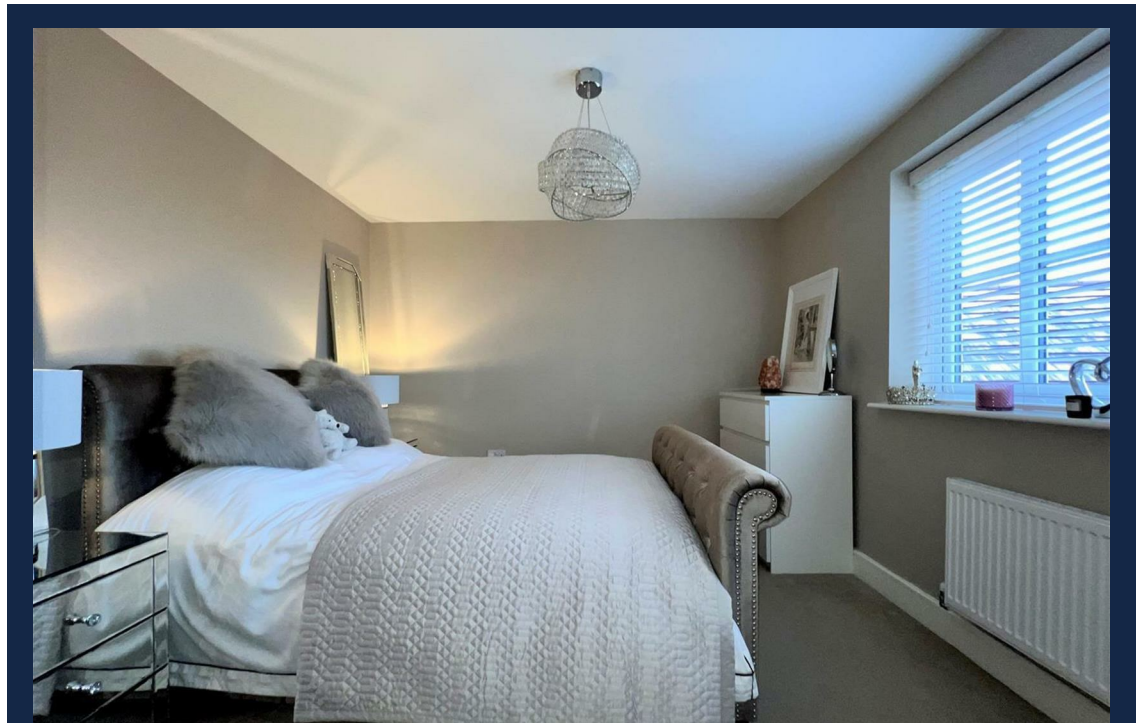
Double glazed window to front, central heated radiator.

Bedroom Five 10'6" x 6'3" (3.2 x 1.9)

Double glazed window to front, central heated radiator.

Garden

Extended patio area with large lawned area beyond, with the addition of a decked seating area and side access. This garden is perfect for entertaining and those summer evenings!





#### Detached Double Garage

With space for two cars, approached by block paved cobble effect driveway with two up and over doors giving access to garage.

#### 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 Banding

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.

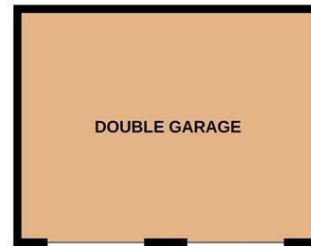


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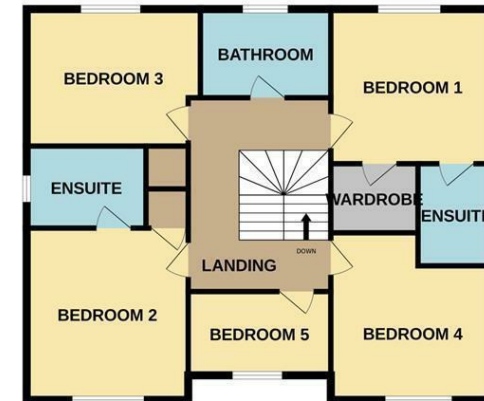
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GROUND FLOOR



1ST FLOOR



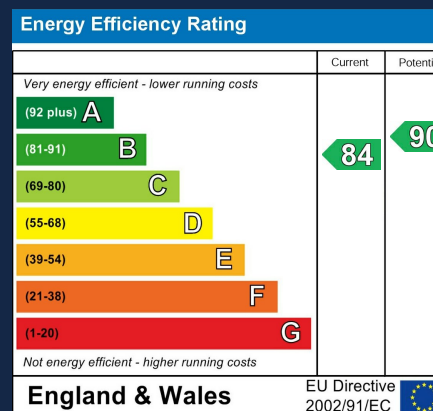
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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