



**Grove.**  
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Hillcrest, Dordale Road, Bromsgrove, B61 9JT  
Asking Price £775,000

# Hillcrest

Nestled in a peaceful rural setting, Hillcrest is an exceptional and versatile family home with panoramic countryside views. Combining rare privacy and space with superb access to Bromsgrove, Bromsgrove School, and the M5/M42, it offers an enviable balance of rural tranquillity and convenience.

Hillcrest provides boasts generous living accommodation, including an open-plan kitchen, utility room, W.C., and a separate living room. Upstairs, you'll find the well-proportioned bedrooms, including a luxurious master suite with ensuite and expansive dressing area, alongside a modern family bathroom.

Externally, the property benefits from electric gates, ample off-road parking, a large driveway and garage.

The grounds are a true highlight — secure, expansive, and ideal for children, entertaining, or simply enjoying the countryside.

In summary, Hillcrest offers the perfect blend of rural seclusion, comfortable accommodation and exceptional outdoor space, all within easy reach of local amenities and excellent transport links.





## Approach

Approached via large gravel driveway with electric gates for privacy, through to a large carport.

## Porch

With door to front, two double glazing windows to either side, central heating radiator and wood flooring. Door leads through into the living space.

## Living Room 24'11" max x 12'9" (7.6 max x 3.9)

With two double glazing windows to front, two central heating radiators and wood flooring throughout. There is a decorative feature wall with panelling, stairs lead to the first floor landing and opening goes through into the kitchen.

## Kitchen 14'5" x 11'9" (4.4 x 3.6)

With large double glazing window to rear, wood flooring throughout and fitted wall and base units with worksurface over and matching island. There is a one and a half bowl stainless steel sink with drainage, integrated Siemens oven and grill, five ring hob with extractor fan over and integrated dishwasher. There is also space for a large fridge freezer and doorway leads through into the utility.

## Utility 7'10" x 11'5" (2.4 x 3.5)

With double glazing window to rear and door to side for access, central heating radiator and wood flooring. There are fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods.

## W.C.

With obscured double glazing window to side, central heating radiator and wood flooring, hand wash basin and w.c.

## Lounge 12'1" x 20'0" (3.7 x 6.1)

With double glazing window to rear and bifold doors to the front, two central heating radiators and feature fireplace with log burner.

## First Floor Landing

With double glazing window to rear, central heating radiator and access to loft via hatch with ladder. Doors lead to:

## Bedroom One 12'1" x 13'9" (3.7 x 4.2)

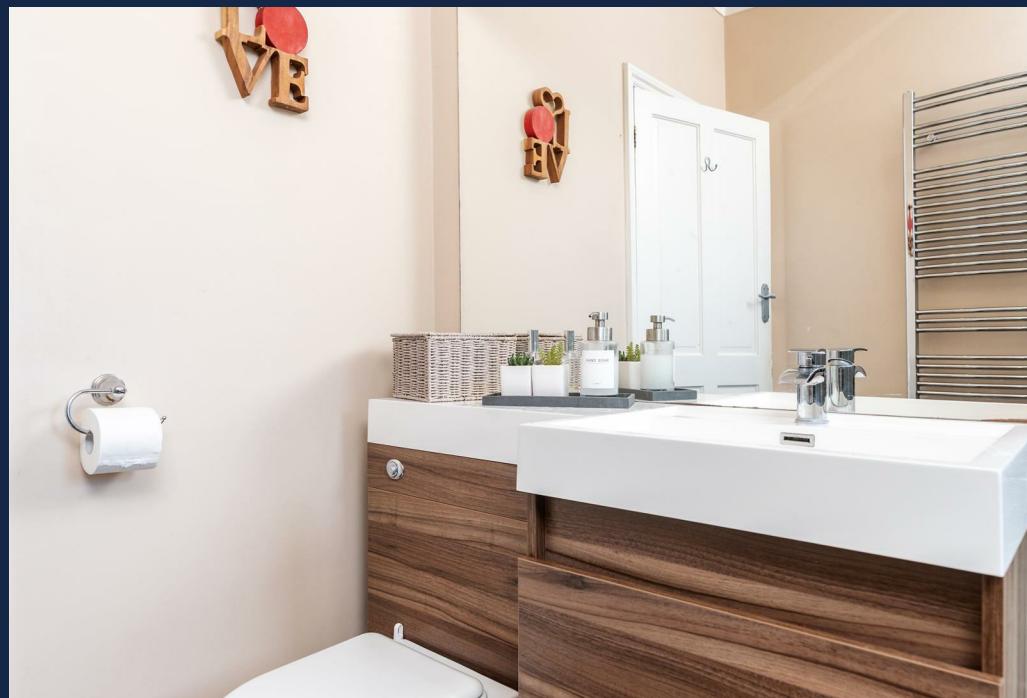
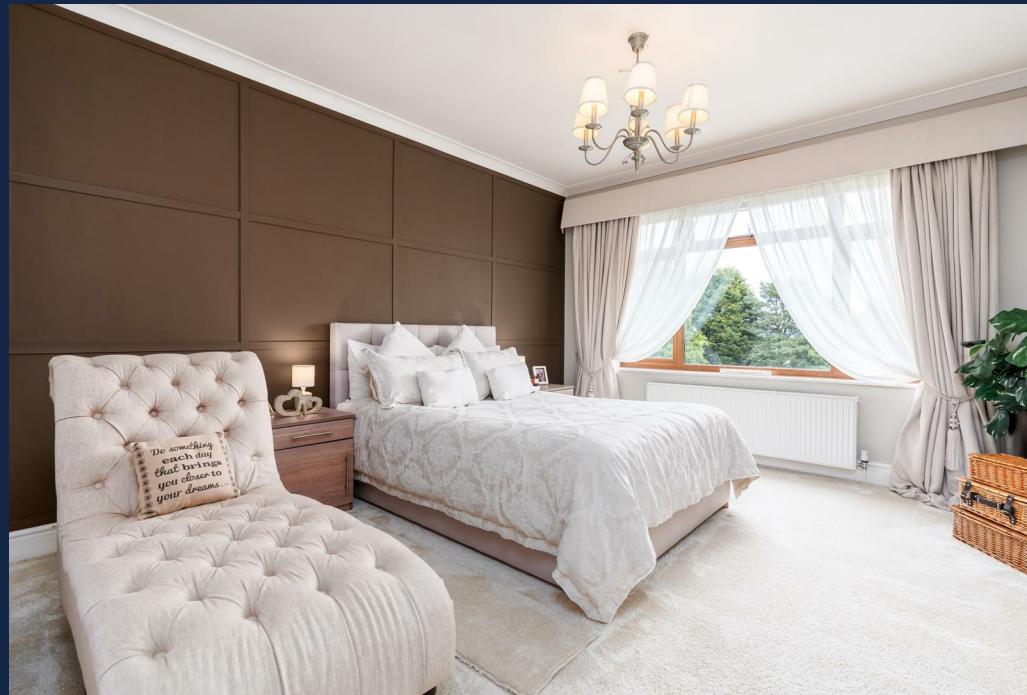
With double glazing window to front, central heating radiator, door through to ensuite and sliding wardrobe doors giving access to the dressing area.



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#### Ensuite

With double glazing window to rear, chrome heated towel rail, tiling to walls and wood effect flooring. Fitted vanity sink, low level w.c. and walk in shower with hand held and drench head over.

#### Dressing Room/Bedroom Four 15'5" max x 9'2" max (4.7 max x 2.8 max)

Accessed via bedroom one through sliding wardrobe doors and step up. With two double glazing windows to front, central heating radiator and ample fitted storage with hanging rails, shelving and drawers. This space is currently used as a dressing room but could easily be altered to a fourth bedroom.

#### Bedroom Two 11'9" x 12'5" (3.6 x 3.8)

With dual aspect double glazing windows to front and side, central heating radiator and fitted wardrobes for storage.

#### Bedroom Three 8'2" x 11'9" (2.5 x 3.6)

With double glazing window to side and central heating radiator.

#### Bathroom

With double glazing window to rear, central heating radiator and tiling to splashback. Pedestal sink, w.c. and fitted P shaped bath with hand held shower over. There is also a good sized airing cupboard for storage.

#### Garden

With paved patio area and fenced Astro turf lawn, perfect for a children's play area. There is a further large lawn with established hedgerow borders for privacy and gate to side for access to the driveway.

#### Store 20'0" x 7'10" (6.1 x 2.4)

With two windows to side, one to rear and lighting overhead.

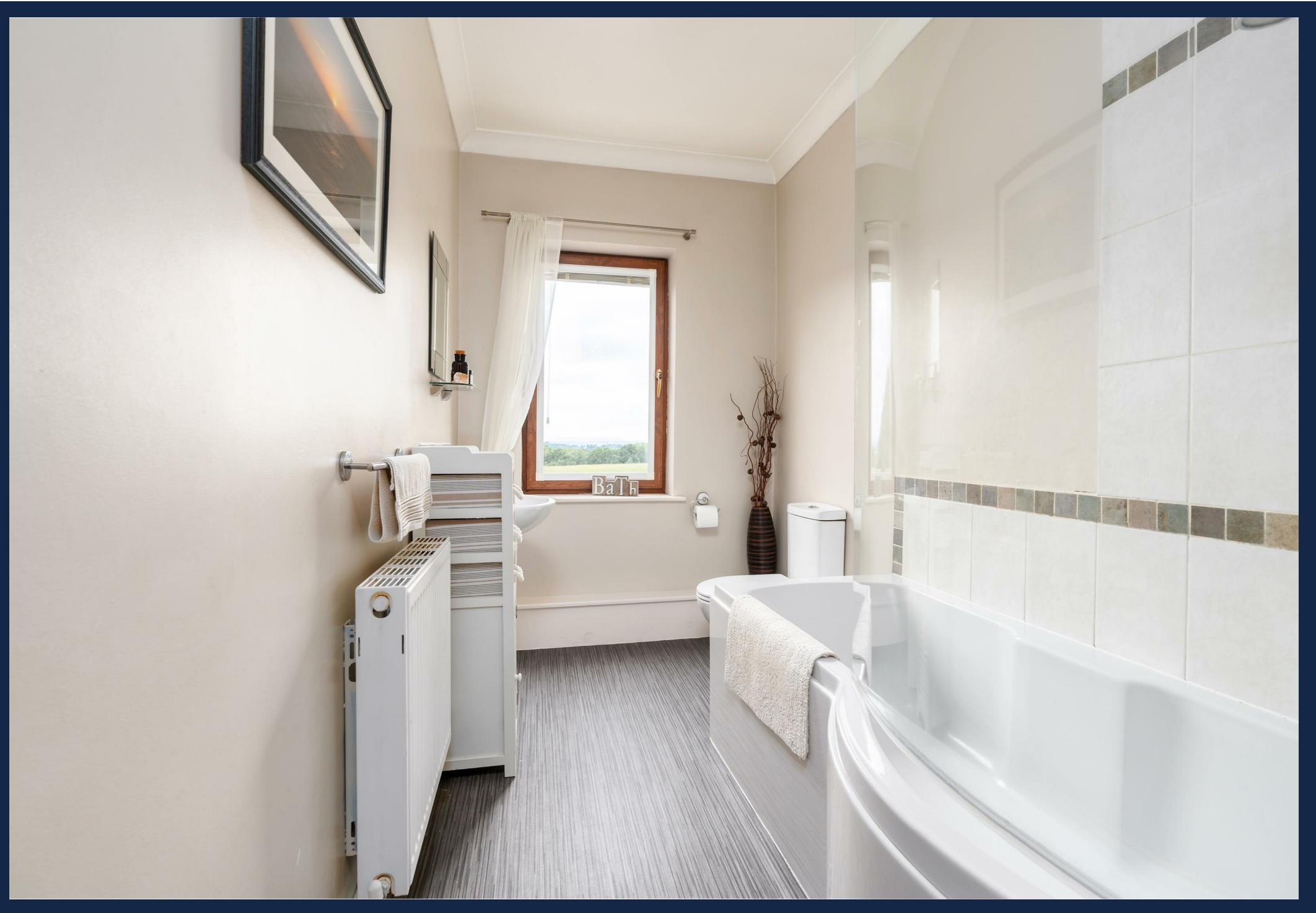
#### Garage 22'3" max x 16'0" max (6.8 max x 4.9 max)

With window to rear, sliding garage doors, lighting and overhead storage.

#### 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 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.

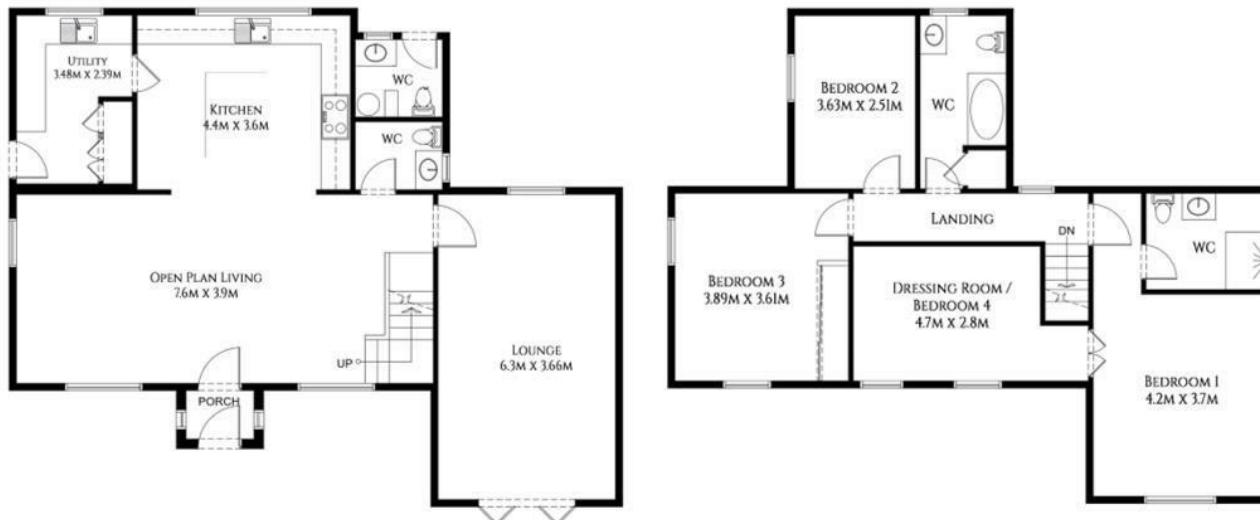
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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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TOTAL FLOOR AREA: 3767 sq.ft. (350 sq.m.) approx.

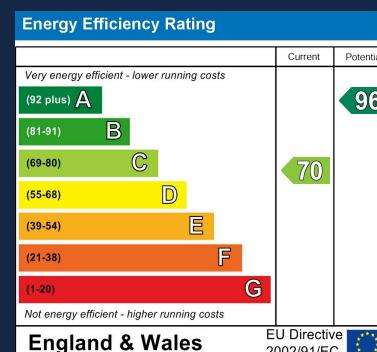
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**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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