



# Grove.

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39 Western Road, Hagley DY9 0JY

Asking Price £795,000

# 39 Western Road

Located on the highly sought after Western Road, this stunning character filled detached property offers exceptional living space across two floors and having been a loved family home for many years, it would be ideal for those looking to find their forever home in Hagley.

The village of Hagley offers residents easy access to local amenities and the high street being just a short walk away provides various shops, eateries, a post office, GP surgery, dentist and many more. The local primary and secondary schools are also within walking distance, along with the train station making commuting as hassle free as possible. For commuting via road, the motorway networks are reachable within ten minutes and give access to Birmingham, London and the rest of the country. For those who enjoy nature, the National Trust Clent Hills are popular for long countryside walks.

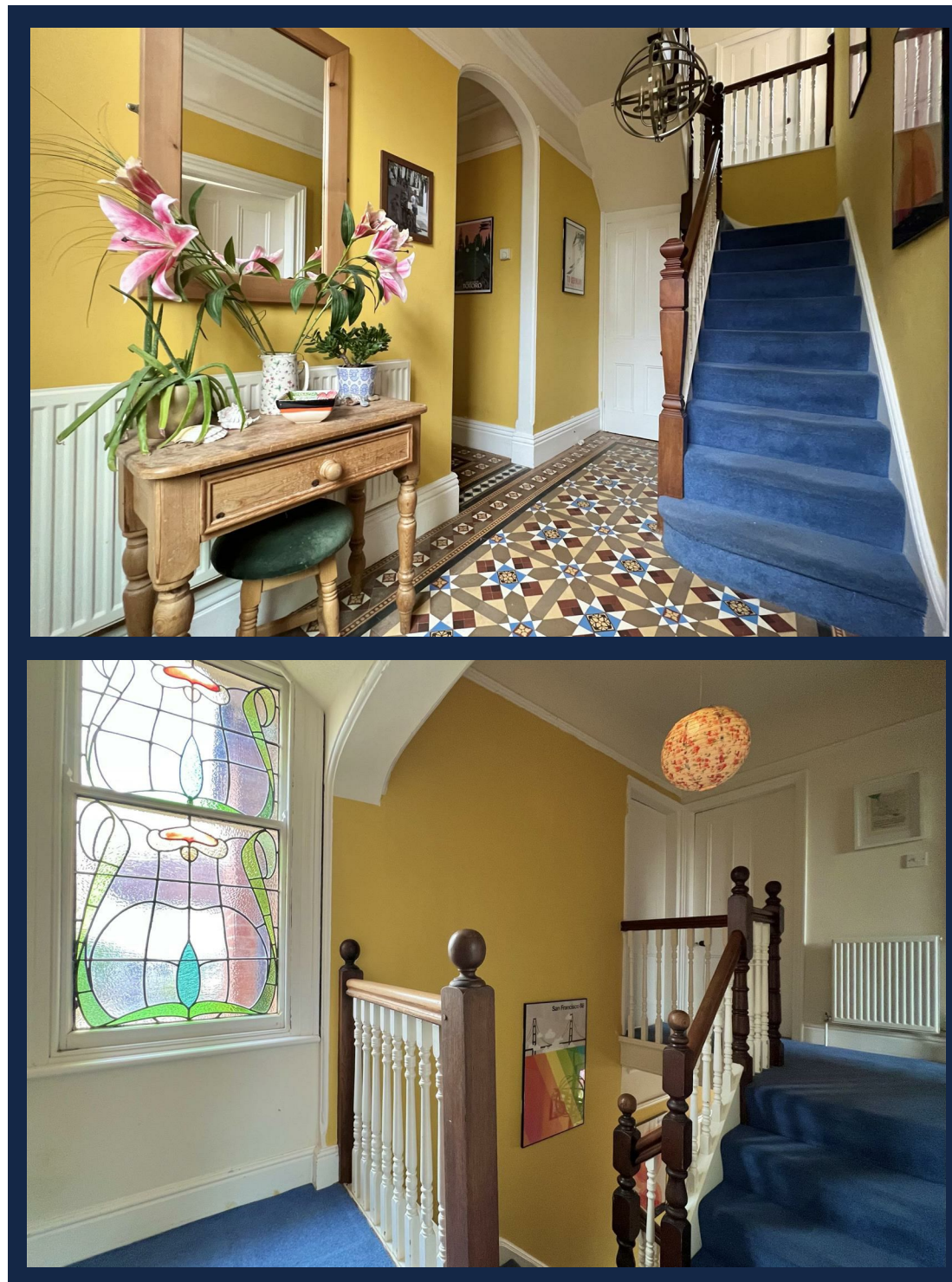
Benefitting from traditional high ceilings, beautiful fireplaces in almost every room, original doors and Minton tiled flooring, the well maintained character features throughout are a rare find in such good condition.

Comprising a welcoming entrance hall, a large reception room to the front with bay window and a further cosy reception room to the side, kitchen diner to the rear and downstairs shower room, the ground floor accommodation is perfect for families to enjoy time together, to branch out for their own space and to host friends and family members.

Upstairs, the five bedrooms offer versatility of use and one has been used as an office space over the years. The family bathroom with roll top claw foot bath and a second separate w.c. makes mornings stress free.

The outdoor space provides residents with various areas to enjoy, such as patio area, sheltered seating areas to enjoy the warmer months and lawns for children to have a safe and secure space to play.

Viewings are highly recommended to appreciate the charming character features and space within the property. Booked by appointment only.







### Approach

Approached via gravel driveway with mature planting and step up to front door.

### Entry Hall

With central heating radiator, original Minton tiled flooring and oak staircase to the first floor landing. Doors lead to:

Living Room 15'5" max (into bay window) x 12'9" max (4.7 max (into bay window) x 3.9 max)

With bay window to front, sash window to side and central heating radiator. There is also a large feature fireplace with tiled surround and slate hearth.

Lounge 14'5" x 12'9" (4.4 x 3.9)

With double glazed door out to the rear garden, double glazed bay window to front, two central heating radiators and feature fireplace with log burner.

Kitchen Diner 10'9" max 9'10" min x 31'9" max 10'9" min (3.3 max 3.0 min x 9.7 max 3.3 min )

With double glazed windows to either side, French doors out to the garden, two Velux windows, central heating radiator and tiling to floor. Featuring various fitted wall and base units with granite worksurface over and matching island, Belfast sink, dishwasher, integrated fridge freezer and microwave. There is also space for a large range cooker with extractor fan over, door through into the rear hall and further door through into a pantry cupboard that has space and plumbing for white goods.

### Rear Hall

With door to the garden and further door into shower room.

### Shower Room

With obscured double glazed window to rear, central heating radiator and tiling to floor and shower cubicle. There is a w.c., hand wash basin and large walk in shower with hand held and drench head over.

### First Floor Landing

A gallery style landing with large feature stained glass sash window to front, central heating radiator and doors to:

Bedroom One 12'9" x 14'5" (3.9 x 4.4)

With double glazed sash window to rear, central heating radiator and traditional feature fireplace.



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Bedroom Two 12'9" x 12'9" (3.9 x 3.9)

With double glazed window to front, central heating radiator, traditional fireplace with tiled surround and pedestal sink.

Bedroom Three 9'10" x 10'9" (3.0 x 3.3)

With double glazed sash window to rear, central heating radiator and feature fireplace with tiled hearth.

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

With double glazed sash window to front and central heating radiator.

Bedroom Five 8'2" x 9'6" (2.5 x 2.9)

With double glazed sash window to rear, central heating radiator and access to the loft via hatch.

Bathroom

With obscured double glazed window to side, heated towel radiator and tiling to floor and half walls. There is a w.c., pedestal sink and beautiful claw foot, roll top bath with hand held shower.

W.C.

With obscured double glazed sash window to rear, central heating radiator, w.c. and corner sink.

Garden

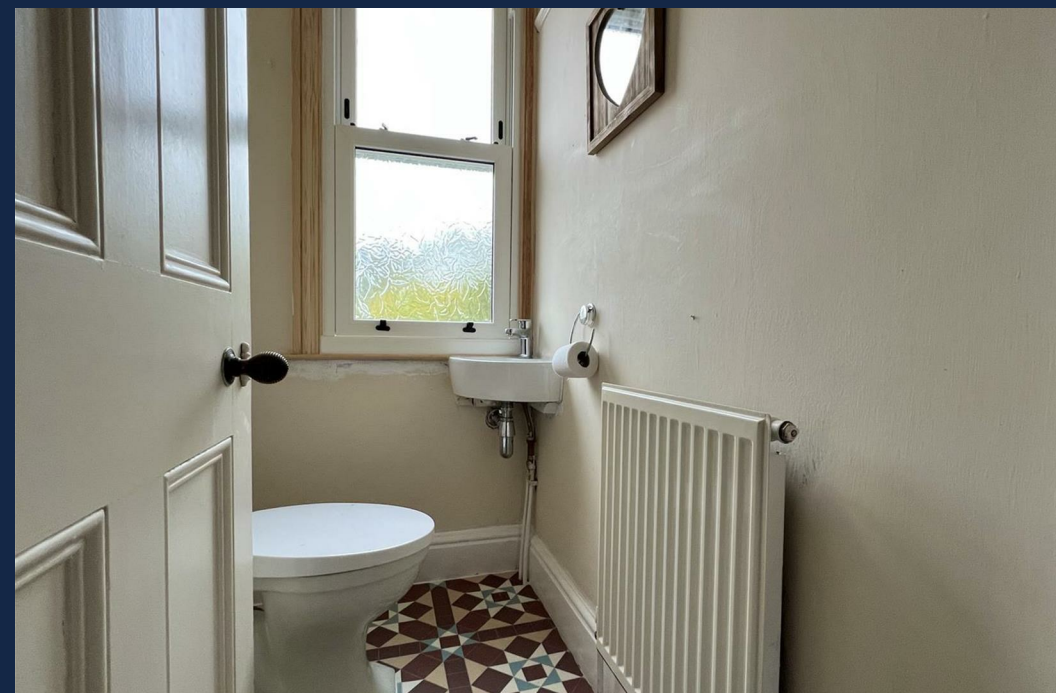
A tranquil haven with paved patio area, outbuilding and coal shed for storage, pathway through trees leading to a lawned seating area and further lawn to the side which would be perfect for children's play equipment. Throughout the garden there are mature planted beds with roses, the borders are established with fence panels for privacy and there is a gate to the side with passage for access via the front of the property.

Garage

With large wooden doors, lighting overhead and electric point.

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.



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Council Tax  
Tax band is F.

### 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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GROUND FLOOR



1ST FLOOR



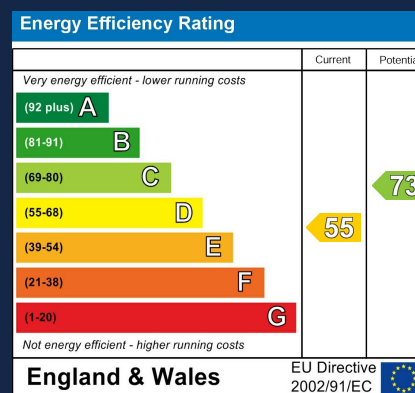
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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