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Old Coach House Droitwich Road, Torton, Kidderminster DY10 4HU
£2,250 Per Month

Home with a view

A fabulously renovated coach house, this three bedroom property is presented in immaculate condition and is ready to move in to! Located behind private gates on the Droitwich Road in Torton, residents can enjoy far reaching viewings from each window of the local countryside and neighbouring fields.

The property's ground floor comprises a large living room, dining room and kitchen diner with German made bespoke units and bifold doors, ideal for hosting and to enjoy quiet evenings. There is also a utility with matching bespoke units and a downstairs w.c.

Upstairs you will find the three light and airy bedrooms, along with the family bathroom with walk in shower and clawfoot bath tub.

To the front of the property is a well maintained lawn area and tarmacked patio, to the rear is a paved second patio which offers the perfect place to sit out and enjoy the warmer months with friends and family.

Externally, the large double garage and driveway provide parking for multiple vehicles.



Grove loves...





Approach

Approached via electric gated driveway with parking to the rear, access to the double garage and paved pathway round to the front door.

Entry Hall

With wood flooring and glass doors through into the lounge.

Lounge 28'10" x 14'5" (8.8 x 4.4)

With double glazing window to front, wood effect flooring with underfloor heating throughout, double doors through to the dining room and further door into the kitchen.

Dining Room 11'1" x 23'3" (3.4 x 7.1)

With dual aspect double glazing windows to front and rear, two Velux skylights to side and wood effect flooring with underfloor heating. Double doors lead through into the kitchen.

Kitchen Diner 28'2" max 5'2" min x 21'3" max 10'2" min (8.6 max 1.6 min x 6.5 max 3.1 min)

With bifold doors to rear, double glazing window to side and sky lantern overhead. There is wood effect flooring throughout with underfloor heating, fitted bespoke German made wall and base units with work surface over, sink with Quooker tap and various Siemens integrated appliances such as hob with extractor fan over, fridge freezer, oven, grill and dishwasher. This space also offers ample room for dining furniture and door leads through into the rear lobby.

Rear Lobby

With stairs to the first floor landing and door through into the utility.

Utility 8'10" max 5'10" min x 7'6" max 5'2" min (2.7 max 1.8 min x 2.3 max 1.6 min)

With door to side for external access, wood effect flooring with underfloor heating and fitted wall and base units with worksurface over. There is a fitted sink, the house boiler and space and plumbing for white goods. Door leads to w.c.

W.C.

With wood effect flooring and underfloor heating, low level w/c, and sink basin.

First Floor Landing

Split level landing with doors leading to:

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

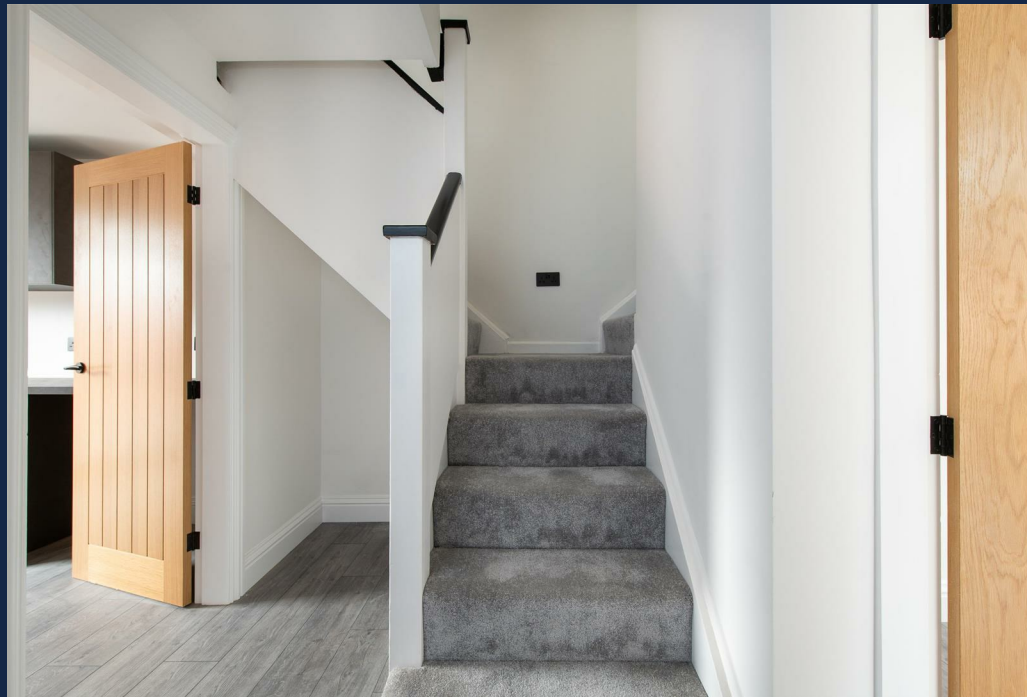
With dual aspect double glazing window to front and side and central heating radiator.

Bedroom Two 15'5" x 14'1" (4.7 x 4.3)

With double glazing window to front and central heating radiator.







Bedroom Three 12'5" max 4'7" min x 10'2" max 7'2" min (3.8 max 1.4 min x 3.1 max 2.2 min)
With double glazing window to rear and central heating radiator.

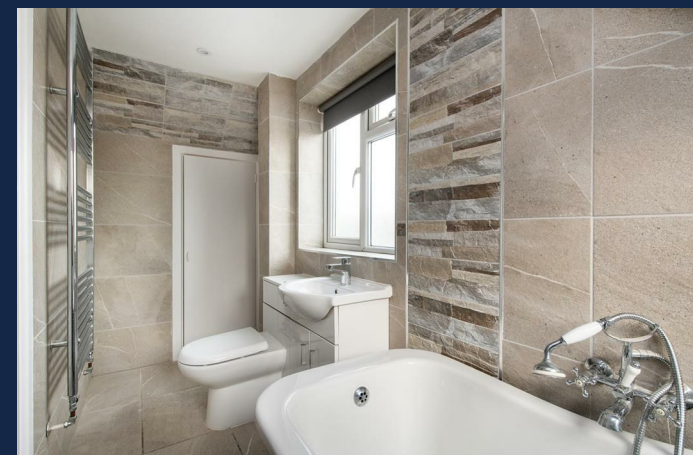
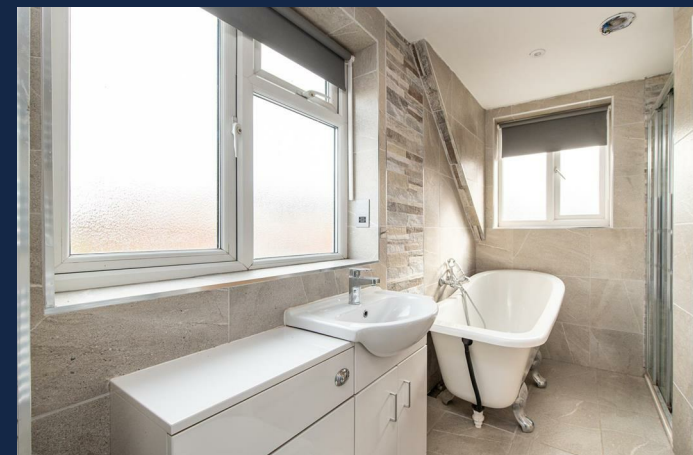
Bathroom

With dual aspect obscured double glazing windows to side and rear, chrome heated towel radiator and tiling to floor and walls. There is a fitted vanity unit, low level w.c, clawfoot bath tub with hand held shower over and shower cubicle with hand held and drench head over.

Garden

To the front of the property is a raised lawn area with views overlooking the neighbouring fields and to the rear and side is a large paved patio, perfect to sit out and enjoy the warmer months.

Double Garage 21'3" max 11'5" min x 19'4" max 15'5" min (6.5 max 3.5 min x 5.9 max 4.7 min)
With electric garage doors and lighting overhead.



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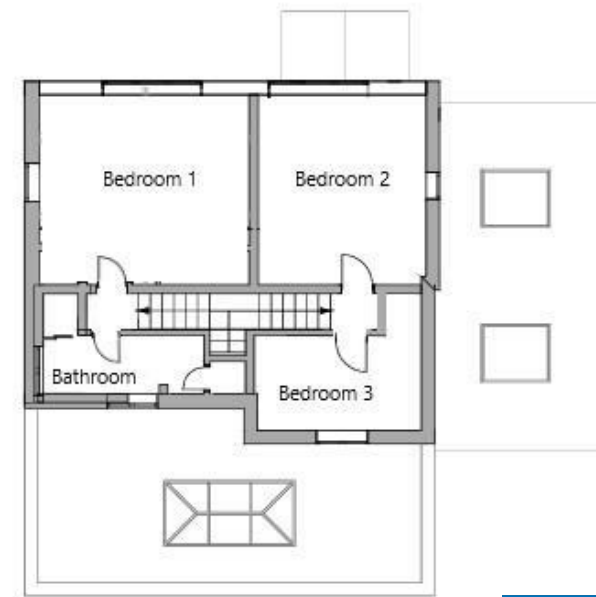
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Ground Floor



First Floor

For illustration purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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