

# Grove.

FIND YOUR HOME



29 Hearth Close  
Dudley,  
West Midlands  
DY2 0ER

Offers In Excess Of £350,000



### Modern Four-Bedroom Detached Home – Hearth Close, Dudley

Located in a sought-after residential area of Dudley, this beautifully presented four-bedroom detached home on Hearth Close offers an ideal setting for growing families. Built approximately five years ago and owned by just one previous occupant, the property combines contemporary design, spacious living, and a family-friendly layout - making it a superb opportunity for those looking to settle in a well-connected and welcoming neighbourhood.

Positioned on a quiet cul-de-sac, the home benefits from a neat lawn and a private driveway to the front, with gated side access leading to the rear garden. Step inside to a bright entrance hall that leads into a stylish front reception room, complete with a bay window that brings in plenty of natural light - perfect as a formal lounge or a quiet retreat. At the heart of the home is an impressive open-plan family room, featuring a modern fitted kitchen with integrated appliances, a breakfast bar for casual dining, and skylight windows that create a light and airy atmosphere. This versatile space is ideal for everyday living and entertaining. Upstairs, the property offers four generously sized bedrooms, including a master bedroom with a sleek en suite shower room. A contemporary family bathroom serves the remaining bedrooms, offering both functionality and style for busy households. The rear garden is a standout feature, thoughtfully landscaped over two tiers with a mix of patio areas and astro turf - perfect for outdoor dining, children's play, and low-maintenance living all year round.

Situated close to excellent schools, local shops, parks, and transport links, this modern detached house offers everything a family or professional couple could need in a new home. Don't miss the opportunity to make this superb property on Hearth Close your own. JH 27/08/2025 V1 EPC=B













#### Approach

Via block paved driveway access to garden via gate and access to garage, double glazed obscured door into entrance hall.

#### Entrance hall

Stairs to first floor accommodation, central heating radiator, doors into open plan living area, lounge and downstairs w.c.

#### Open plan kitchen diner 17'4" max 13'9" min x 17'4" (5.3 max 4.2 min x 5.3)

Double glazed French doors to garden, three double glazed skylight windows, wall and base units with square top wood effect surface over, splashbacks, one and an half bowl sink with hose mixer tap, gas hob, extractor, grill microwave, oven, inset ceiling light points, integrated washing machine, integrated dishwasher, integrated fridge freezer, panelling and double opening doors to pantry which houses the fuse box.

#### Downstairs w.c.

Double glazed obscured window to front, vertical central heating towel rail, low level flush w.c., wash hand basin with mixer tap.

#### Lounge 13'9" min 16'8" max x 9'10" (4.2 min 5.1 max x 3.0)

Double glazed bay window to front, central heating radiator, panelling to walls.





















#### First floor landing

Loft access, doors to bedrooms, bathroom and airing cupboard.

Bedroom one 11'9" max 10'9" min x 17'0" (3.6 max 3.3 min x 5.2)

Double glazed window to front, double glazed window to rear, central heating radiator, fitted wardrobes with sliding doors, door into en-suite shower room.

#### En-suite shower room

Double glazed obscured window to rear, vertical central heating towel rail, half height tiling to walls, low level flush w.c., vanity style wash hand basin with mixer tap.

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

Double glazed window to front, central heating radiator.

Bedroom three 8'6" x 11'9" (2.6 x 3.6)

Double glazed window to rear, central heating radiator.

Bedroom four 7'2" x 6'10" (2.2 x 2.1)

Double glazed window to front, central heating radiator.

#### Family bathroom

Double glazed obscured window to side, vertical central heating towel rail, complementary half height tiling to walls, vanity wash hand basin with mixer tap, bath with electric shower over, low level flush w.c.

#### Rear garden

Two tiers with patio area, wooden steps and wooden raised beds to the astro turf lawn, further patio with stone chipping borders, side access to front via pathway and access to garage via double glazed door.

#### Garage

Up and over garage door, power and electric vehicle charger.

#### 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. We are advised that there is a half yearly payment of £201.00 for the maintenance.

#### Council Tax Banding

Tax Band is D

#### 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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and







financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

### 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.



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.