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5 Thurleigh Close, Pedmore DY9 0AQ

Guide Price £735,000

## 5 Thurleigh Close

Grove Properties Group are pleased to present this fabulous five bedroom detached home located on Thurleigh Close. Having been a loved family home since its build in 1998, this property is positioned on a quiet cul de sac and offers excellent accommodation space for families of varying sizes. The property also underwent extensive modernisation and upgrading in 2019, with new windows and fitted shutters, external doors, new bathrooms with Dansani and Flaminia fittings, decoration to bedrooms, flooring and an electric loft ladder.

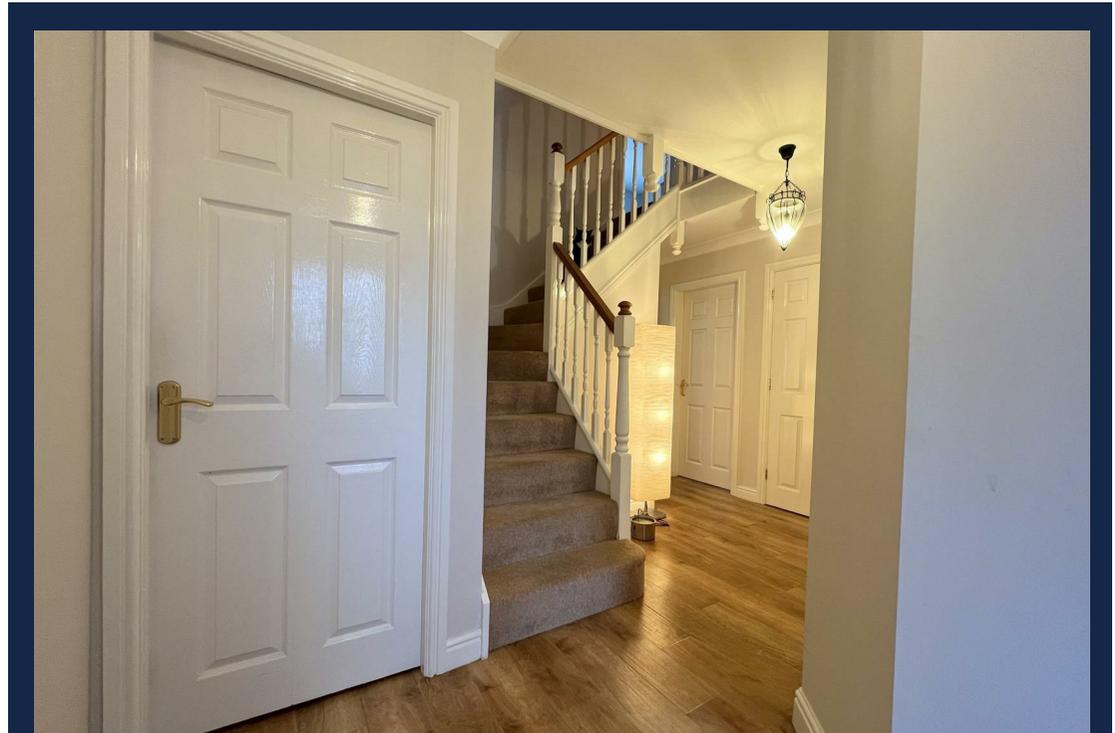
Upon approach via the driveway with path and covered porch area, you are welcomed through into the entrance hall, leading off to a large living room, separate dining room, kitchen with utility area and downstairs w.c. There is also a designated office space, ideal for those who work from home or as a study space for children.

Upstairs there are five double bedrooms, the main bedroom with fitted wardrobes and its own ensuite and the second, third and fourth bedrooms also have fitted storage. The fifth bedroom is currently being used as a snug, and the generous house bathroom offers a large walk-in shower and separate freestanding bath.

Externally, the landscaped south facing garden offers a peaceful retreat with lighting throughout, waterfall feature and pond, large patio area and raised seating area with pergola.

For parking, the driveway and double garage offers space for up to four vehicles.

To appreciate the space this property offers, please contact our Hagley office for an appointment.







### Approach

Approached via tarmac driveway offering parking for two vehicles, pathway to the front door with porch over and lawn to the side with mature shrubs. The property benefits from exterior security cameras both at the front and rear of the property along with lighting.

### Entry Hall

With central heating radiator, Karndeian wood effect flooring and staircase to the first floor landing with understairs store cupboard. Doors lead to:

### Kitchen 15'5" x 9'2" (4.7 x 2.8)

With dual aspect double glazing windows to side and rear, central heating radiator and Karndeian tiling effect to floor. Featuring a variety of fitted wall and base units with work surface over, stainless steel sink with drainage and four ring hob with extractor fan overhead. Integrated appliances include an oven, grill and microwave along with dishwasher. There is space and plumbing for a large fridge freezer, breakfast table and chairs and there is an opening through into the utility.

### Utility 5'2" x 6'2" (1.6 x 1.9)

With door to side, central heating radiator and tiling to floor. There are fitted base units with work surface over, stainless steel sink with drainage, space and plumbing for white goods and the house boiler.

### Dining Room 11'5" x 9'6" (3.5 x 2.9)

With double glazing window to rear, central heating radiator and Karndeian wood effect flooring. There are also double doors through into the living room.

### Lounge 18'0" x 11'5" (5.5 x 3.5)

With two double glazing windows to side, French doors to the rear and two central heating radiators. There is Karndeian wood effect flooring throughout and a feature fireplace.

### Study 6'10" x 8'6" (2.1 x 2.6)

With double glazing window to front, central heating radiator and Karndeian wood effect flooring. There is also a phone and internet point, ideal for working from home.

### W.C.

With tiling to floor and walls, central heating radiator, vanity sink and low level w.c.



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#### First Floor Landing

A gallery style landing with central heating radiator, airing cupboard, access to the loft via electric hatch and ladder and doors leading to:

**Bedroom One 11'9" x 12'1" (not into wardrobes) (3.6 x 3.7 (not into wardrobes))**  
With double glazing window to rear, central heating radiator and Karndean wood effect flooring throughout. There are ample fitted Aristocraft wardrobes for storage and door leads through to the ensuite.

#### Ensuite

With obscured double glazing window to side, heated towel radiator and tiling to floor and walls. There is a low level w.c., fitted vanity sink with shaving point and walk in shower with hand held shower, drench head over and inbuilt shelf.

**Bedroom Two 14'9" x 8'10" (4.5 x 2.7)**

With dual aspect double glazing window to rear, central heating radiator and ample fitted wardrobes with overhead storage, integrated Bluetooth sound system and LED lighting. There is also a matching desk area.

**Bedroom Three 11'9" x 7'6" (3.6 x 2.3)**

With double glazing window to rear, central heating radiator, fitted desk area with drawers and shelving, integrated Bluetooth sound system and LED lighting.

**Bedroom Four 6'10" x 11'5" (2.1 x 3.5)**

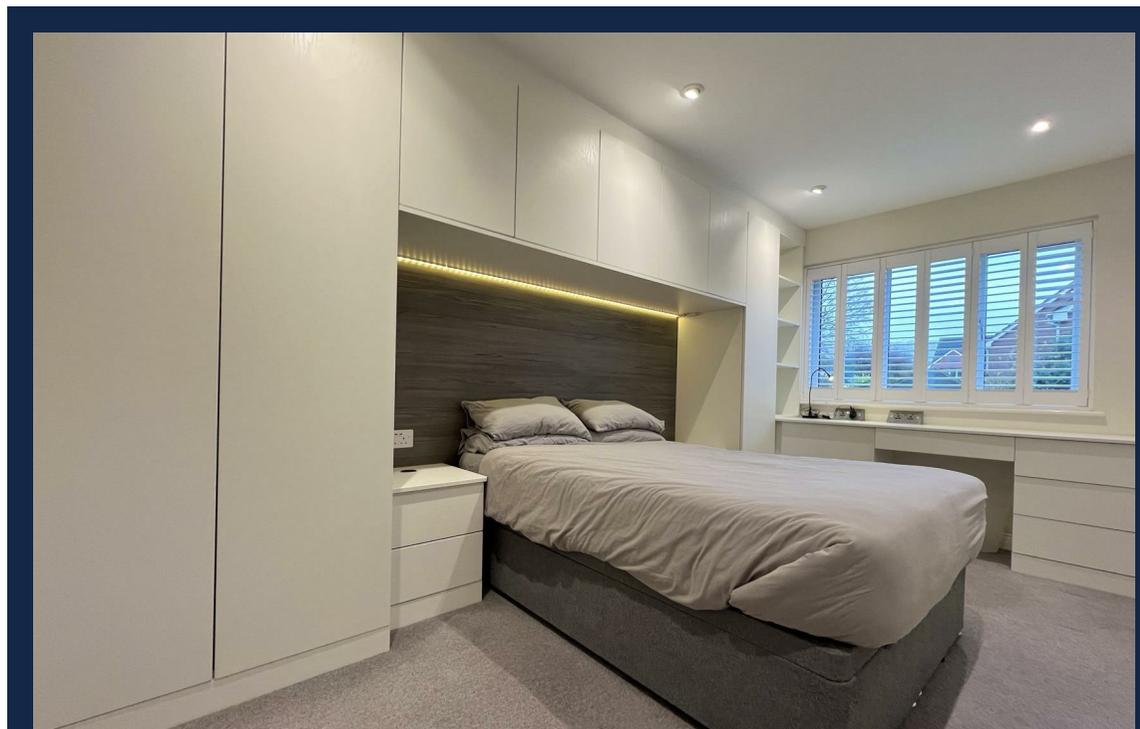
With double glazing window to front, central heating radiator and Aristocraft fitted wardrobes for storage.

**Bedroom Five 10'2" x 8'10" (3.1 x 2.7)**

With double glazing window to front and central heating radiator.

#### Bathroom

With obscured double glazing window to front, heated towel radiator and tiling to floor and walls. There is a large fitted vanity unit with sink and drawers, low level w.c., freestanding bath with shelf and walk in shower cubicle with held held and drench head over.



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Garage 17'0" x 17'4" (5.2 x 5.3)

Accessed via two garage doors to the front or internally via fire door in the entrance hall. There is lighting overhead, electric points throughout, fuse box and ample space for storage.

#### Garden

A south facing garden with large paved patio offering ample space for garden furniture, steps leading up to a well maintained lawn and various mature planter beds with shrubs. There is a raised seating area with pergola and lighting, gravel pathway and beautiful water feature through a rockery area with waterfall and small pond at the bottom. To the side is a pathway leading to a shed for storage and to the other side is a gate for access to the front of the property.

#### 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.



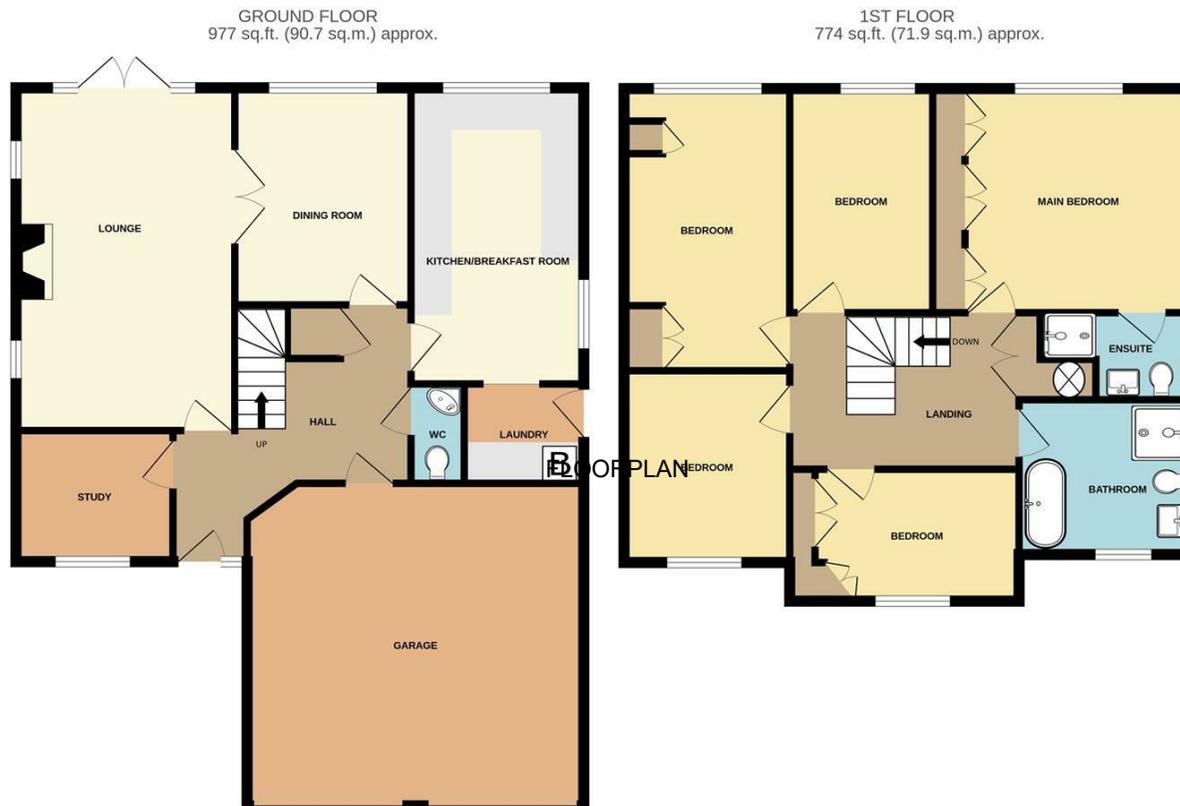
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We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive 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.



TOTAL FLOOR AREA : 1751 sq.ft. (162.6 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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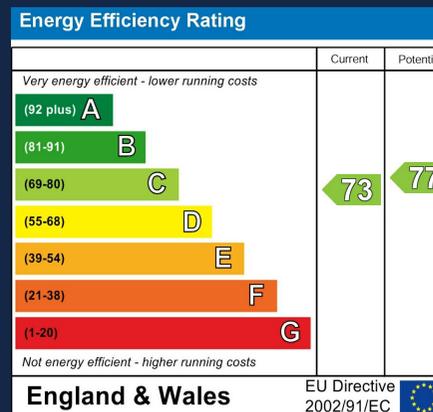
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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