



53 Milestone Drive

Grove Properties are pleased to present this fabulous four bedroom detached family home on Milestone Drive in Hagley.

Ideally located, Hagley village high street is just a short walk away, offering easy access to amenities, various shops, eateries and pubs, a lovely village park and schooling at both primary and secondary level. The commuter links are also excellent, with motorway networks providing routes across the country and Hagley train station having direct links to Worcester and Birmingham.

The property comprises a welcoming entrance hall, large living room with dining area and bifold doors out to the garden, a stylish kitchen with breakfast island, utility with w.c. and a ground floor bedroom. On the first floor, there are a further three double bedrooms, the main of which with ensuite shower room and a beautiful house bathroom with walk in shower, freestanding bath and motion sensor lighting.

Outside, the wrap around garden is entirely block paved and low maintenance, with summerhouse and a designated outdoor dining area ideal for entertaining and alfresco meals during the warmer months.

Please contact our Hagley branch for a viewing appointment.







Approach

Approached via block paved driveway with raised planter bed, gate through to the garden and covered porch area.

Entrance Hall

With central heating radiator, Karndean herringbone effect flooring and staircase to the first floor landing. Doors lead through to:

Living Room 21'11" max 9'10" min x 15'8" max 10'2" min (6.7 max 3.0 min x 4.8 max 3.1 min)

With bifold doors to the rear, double glazed bow window to front with electric blinds, two central heating radiators and oak flooring throughout.

Kitchen 16'0" max 12'5" min x 16'8" max 10'9" min (4.9 max 3.8 min x 5.1 max 3.3 min)

With double glazed bifold window to rear, central heating radiator and wood effect tiled flooring with underfloor heating. Featuring bespoke Schuller wall and base units with Dekton worksurface over and a matching central island, stainless steel sink and Neff hob with extractor fan overhead. Further integrated appliances include a dishwasher, wine fridge and four Neff ovens. There is further space for a large fridge freezer and doors lead through to:

Utility 7'2" x 6'10" (2.2 x 2.1)

With central heating radiator, wood effect tiled flooring, fitted wall and base units with worksurface over, sink with drainage and space and plumbing for white goods. Door leads into:

W.C.

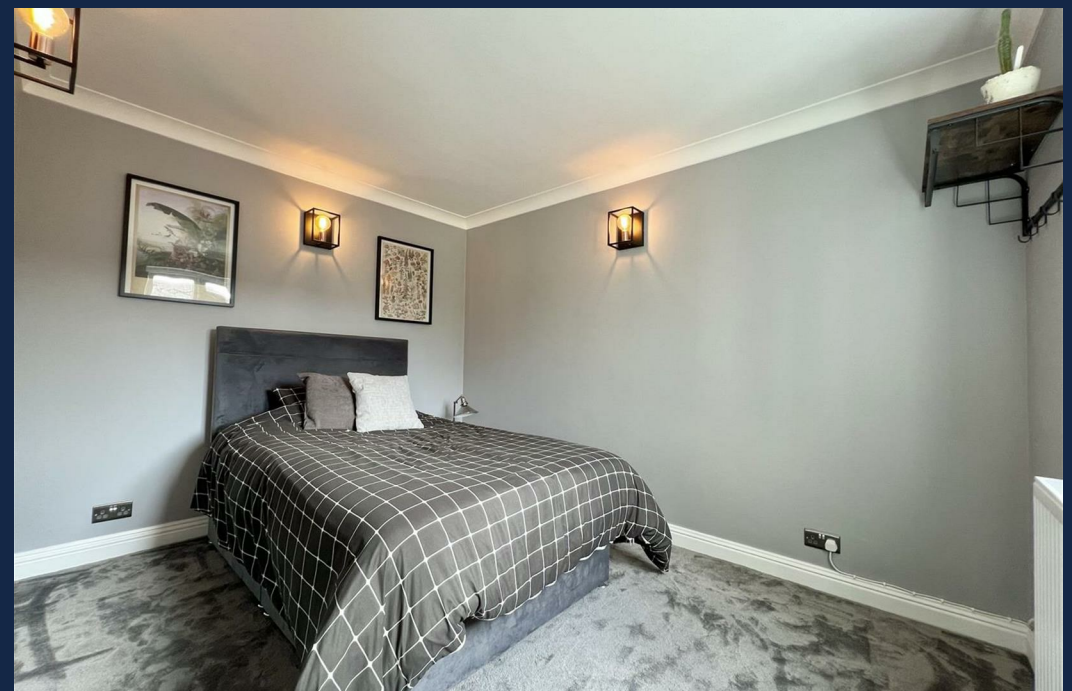
With central heating radiator, underfloor heating, low level w.c. and vanity sink with storage.

Hallway

With door out to the garden, central heating radiator and tiled flooring. Door leads through to:

Bedroom Four 8'6" x 11'5" (2.6 x 3.5)

With double glazed window to rear and central heating radiator.







First Floor Landing

With feature double glazed window to side, central heating radiator and storage cupboard. Doors lead to:

Bedroom One 10'2" x 13'1" (3.1 x 4.0)

With double glazed window to front and electric blinds, central heating radiator and sliding door wardrobes for storage. Door leads through to:

Ensuite

With obscured double glazed window to side, chrome heated towel radiator, low level w.c., vanity sink and shower cubicle with hand held shower and drench head over.

Bedroom Two 16'0" x 8'10" (4.9 x 2.7)

With double glazed window to side, central heating radiator and sliding door wardrobes for storage.

Bedroom Three 11'9" max 8'2" min x 10'2" max 7'2" min (3.6 max 2.5 min x 3.1 max 2.2 min)

With double glazed window to side, central heating radiator and sliding door wardrobes for storage.

Bathroom

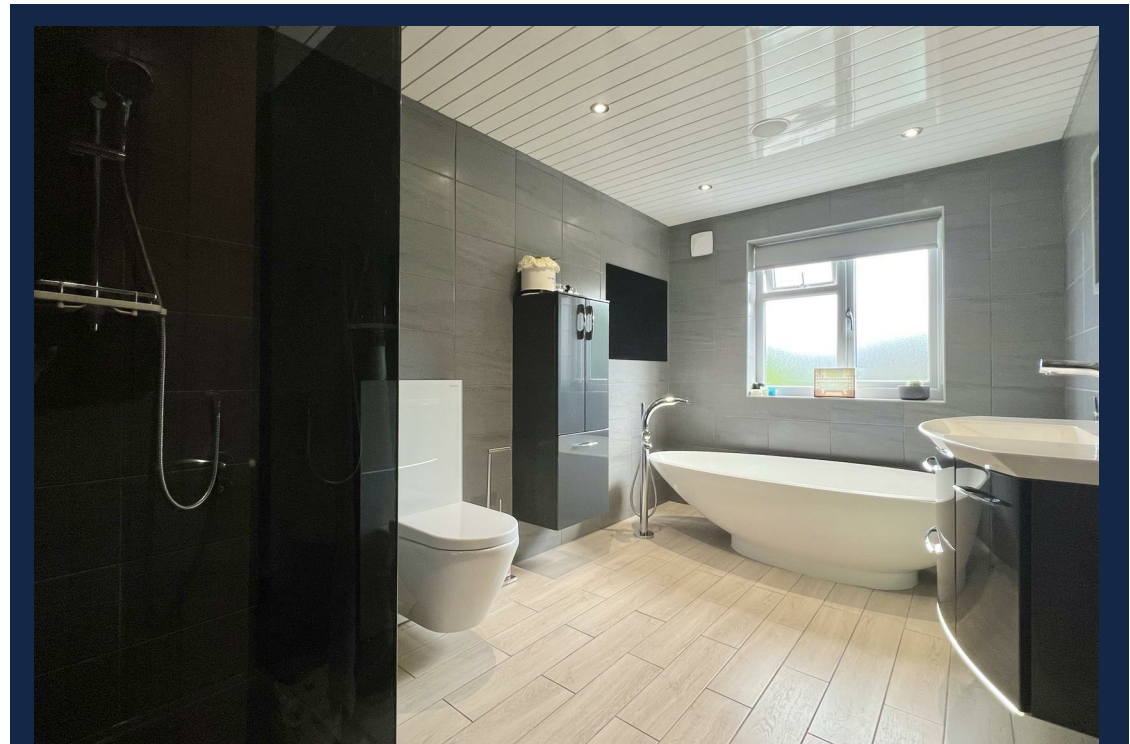
With obscured double glazed window to rear, heated towel radiator and tiling to walls and floor with underfloor heating. There is a large floating vanity sink with storage and motion sensor lighting, w.c., freestanding bath, built in wall television and a large walk in shower cubicle with smoked glass screen and rain head shower.

Garden

An enclosed private garden with large paved patio, colourful planter beds and summerhouse. To the side of the property is a further patio area, ideal for garden furniture and barbeque equipment, and gate giving access to the driveway.

Garage 14'9" x 7'6" (4.5 x 2.3)

With up and over garage door, lighting overhead and electric points.





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 E.

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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FIND YOUR HOME

GROUND FLOOR



1ST FLOOR



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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.

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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