



Grove.

FIND YOUR HOME

32 Long Compton Drive, Hagley, DY9 0PD

Guide Price £450,000

32 Long Compton Drive

Presented in excellent condition and having been renovated entirely, this excellent three bedroom semi-detached property on Long Compton Drive in Hagley is the ideal family home.

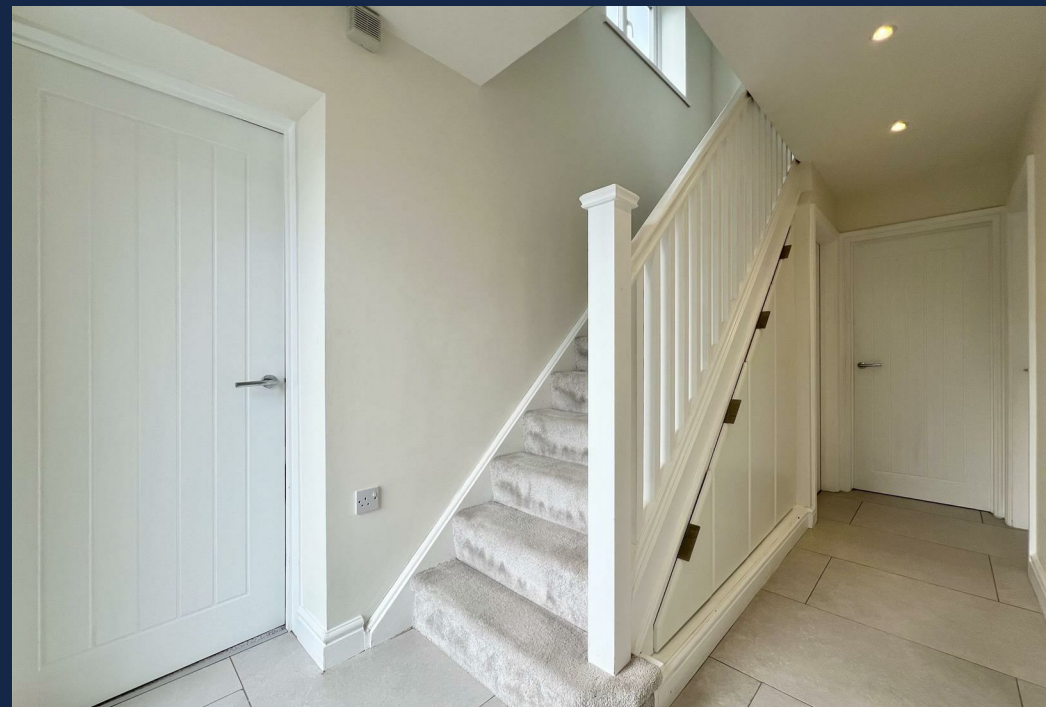
Located on a quiet cul de sac within walking distance of Hagley High Street and the amenities it offers, along with schooling at both primary and secondary level and excellent commuter links via Hagley train station and the nearby motorway networks, residents can enjoy the feel of village life and the community that it provides.

Upon approach via the large driveway, you are welcomed through the entrance hall into a stylish kitchen diner with newly fitted units and high end Siemens appliances, a light and airy reception room, along with a modern shower room and further reception room with useful storage, currently used as a playroom.

On the first floor, there are three good sized bedrooms, all of which with bespoke fitted storage, and the relaxing house bathroom.

To the rear, there is low maintenance garden with Astro turf lawn, patio area and raised planter bed, a lovely space to sit out during the warmer months with loved ones and for children to play.

To arrange a viewing, please contact our Hagley branch.





Approach

Approached via driveway offering space for three vehicles and gate to the side for access through to the garden.

Entry Hall

With central heating radiator, Porcelanosa tiling to floor with underfloor heating, staircase to the first floor landing with bespoke storage and doors leading to:

Living Room 11'1" max 9'6" min x 14'5" max 3'11" min (3.4 max 2.9 min x 4.4 max 1.2 min)

With double glazed window to front, central heating radiator and glass double doors into the kitchen diner.

Kitchen Diner 25'11" x 9'6" (7.9 x 2.9)

With two double glazed windows to rear and French doors out into the garden, Porcelanosa tiling to floor with underfloor heating and bespoke wall and base units with quartz worksurface over. There is a stainless steel sink with drainage and Quooker hot tap, integrated Siemens appliances including two ovens, hob with extractor fan overhead and fridge freezer, along with further space and plumbing for white goods.

Shower Room

With sky lantern overhead, heated towel radiator and Porcelanosa tiling to walls and floor. There is a floating vanity with storage, hand wash basin and demister mirror above, floating w.c. and a walk in shower cubicle with hand held shower and drench head over.

Playroom 7'2" max x 8'6" max (2.2 max x 2.6 max)

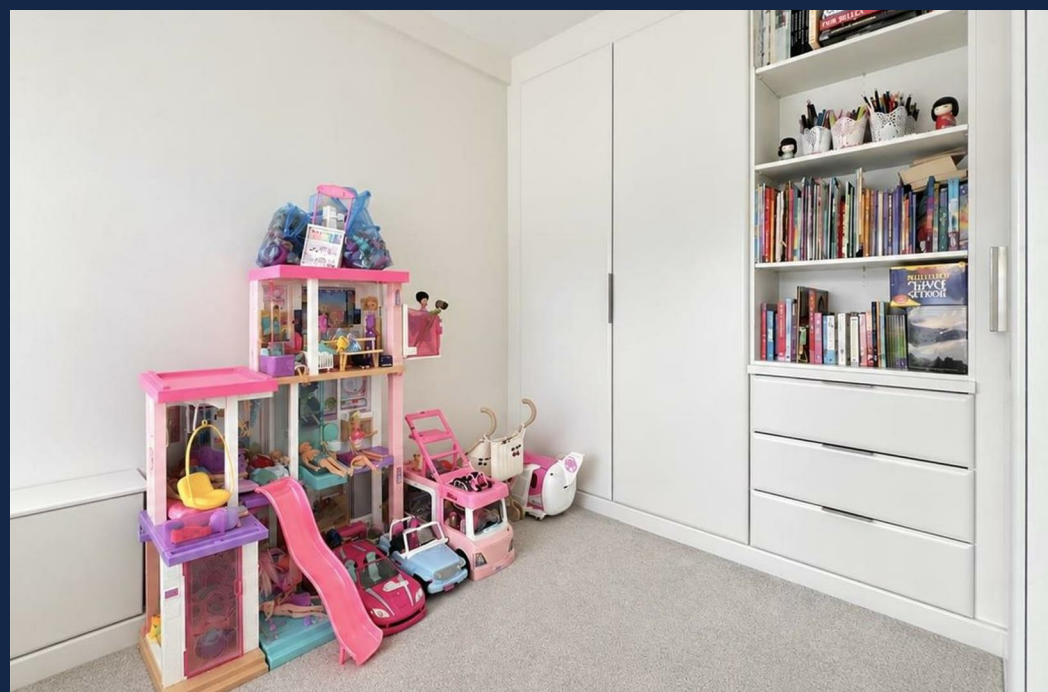
With double glazed window to front, central heating radiator and bespoke fitted storage. There is also a large walk in storage cupboard with shelving and access to the house boiler.

First Floor Landing

With obscured double glazed window to side, access to the fully boarded and insulated loft via hatch and ladder and doors leading to:

Bedroom One 9'10" x 13'1" (3.0 x 4.0)

With double glazed window to rear, central heating radiator and bespoke fitted storage with wardrobes and chest of drawers.







Bedroom Two 10'2" x 10'5" (3.1 x 3.2)

With double glazed window to front, central heating radiator and bespoke fitted wardrobes with matching vanity desk.

Bedroom Three 7'6" x 8'10" (2.3 x 2.7)

With double glazed window to rear, central heating radiator and bespoke fitted wardrobes.

Bathroom

With obscured double glazed window to front, heated towel radiator and Porcelanosa tiling to floor and walls. There is a large floating vanity sink with storage and a demister mirror above, w.c. and a fitted bath with hand held shower and drench head over.

Garden

With paved patio area and Astro turf lawn, raised planter bed with sleeper borders and established boundaries with fence panels and gate to side for access.

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 C.

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.

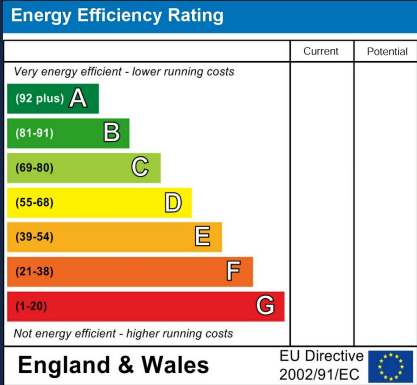
FLOORPLAN

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's 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 of 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 distances given are approximate only. 3. Any reference to alternations 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 or whether they are year 2000 compliant.

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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