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328 Hagley Road, Pedmore, Stourbridge DY9 0RD

Asking Price £700,000

328 Hagley Road

Nestled in the desirable area of Pedmore, this detached four bedroom family home set back on the service road off Hagley Road offers a perfect blend of comfort and convenience.

Situated in a prime location, this property benefits from easy access to local amenities, including shops, schools, and parks, making it an excellent choice for those who value community living. Furthermore, the well-connected commuting network with Hagley & Stourbridge Junction train stations and Motorway links, ensures that travel to Birmingham, Worcester and beyond is straightforward, appealing to professionals and families alike.

With four bedrooms, this property is ideal for families seeking a welcoming home. The house boasts two modern bathrooms, designed to cater to the needs of a busy household. The layout is both practical and inviting, making it easy to enjoy everyday living. The well-appointed kitchen dining room provides ample space for relaxation and entertaining, ensuring that every gathering is a memorable one. The outside space does not disappoint, with an established private garden with large patio area, creating a space in those summer evenings to unwind. The double garage adds an extra layer of convenience, providing secure parking and additional storage space. The property also benefits from a Hive heating system.

This charming home on Hagley Road is not just a property; it is a lifestyle choice, offering a perfect sanctuary in a sought-after area. With its generous living spaces and prime location, it presents an exceptional opportunity for those looking to settle in Stourbridge, close to the outskirts of Hagley Village. Do not miss the chance to make this delightful house your new home.
















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Approach
With paved in and out driveway with raised planter bed and access to garage via electric garage door.

Entrance Hall
With door and obscured windows to side, Karndean herringbone wood flooring and an oak and glass staircase to the first floor landing. Doors lead through to:

Living Room 13'5" max 11'5" min x 21'3" max 5'6" min (4.1 max 3.5 min x 6.5 max 1.7 min)
With double glazed bow window to front and floor to ceiling double glazed window to rear, decorative panelling to walls and feature fireplace.

Kitchen Diner 19'0" max 8'6" min x 27'2" max 9'10" min (5.8 max 2.6 min x 8.3 max 3.0 min)
With dual aspect double glazed windows to front and rear, electric remote controlled Velux skylights overhead and bifold doors out to the garden. There are two central heating radiators, Karndean tiling to floor and bespoke wall and base units with a quartz worksurface over. Integrated appliances include a dishwasher, fridge freezer, and many Siemens appliances such as hob with extractor fan overhead, oven, coffee machine, combination microwave oven and two warming drawers. There is also a Franke sink with Quooker mixer tap, space for a wine fridge, breakfast bar and space for two separate dining tables.

W.C.
With skylight overhead, chrome radiator and tiling to floor. There is a fitted vanity with hand wash basin, storage and low level w.c.

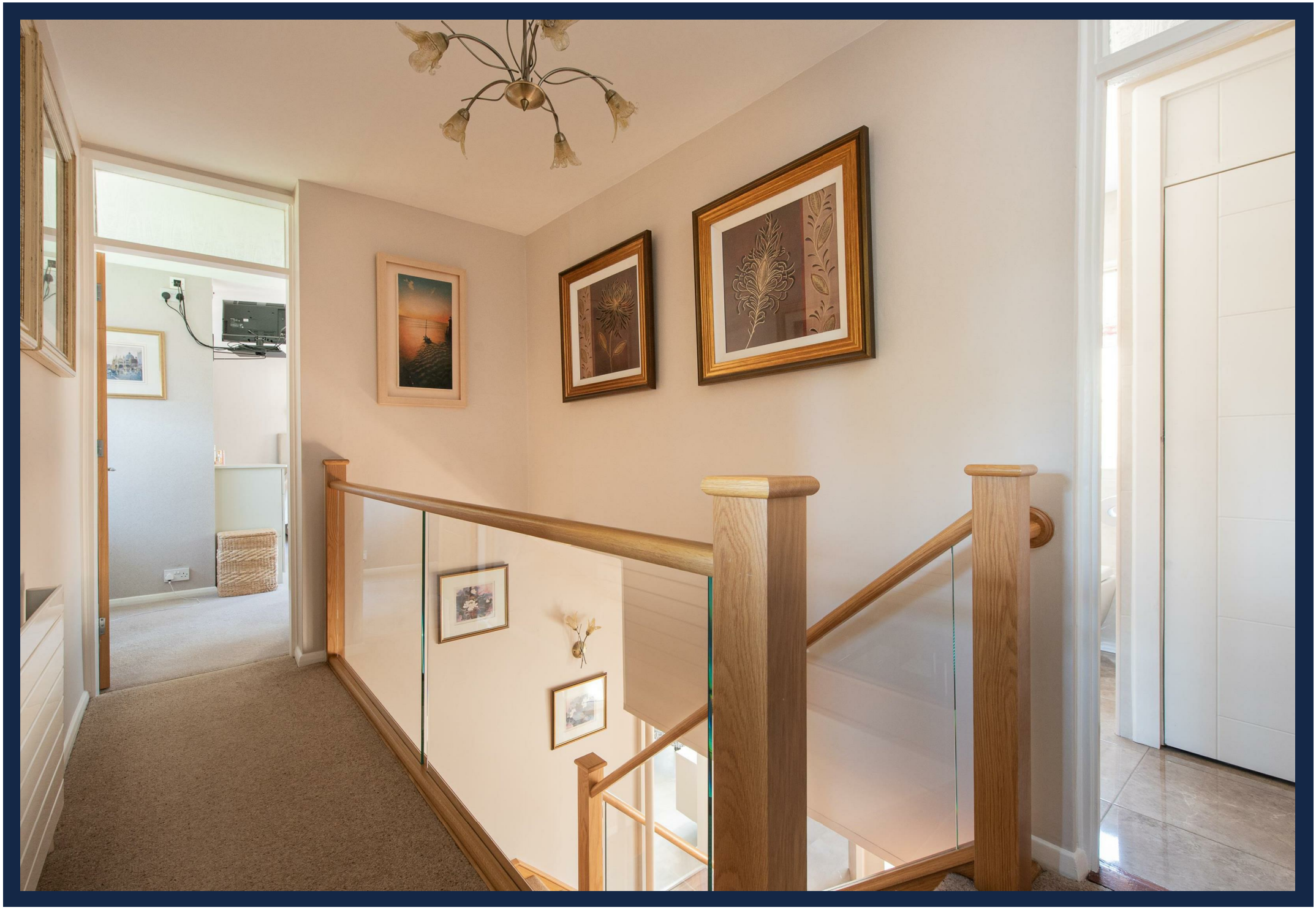
First Floor Landing
With central heating radiator, glass banister and access to the loft via hatch. Doors lead to:

Bedroom One 17'0" max 11'9" min x 17'8" max 5'10" min (5.2 max 3.6 min x 5.4 max 1.8 min)
With dual aspect double glazing windows to front and rear, central heating radiator, air conditioning unit and bespoke fitted wardrobes with matching chest of drawers and vanity desk. Door leads through into the ensuite.





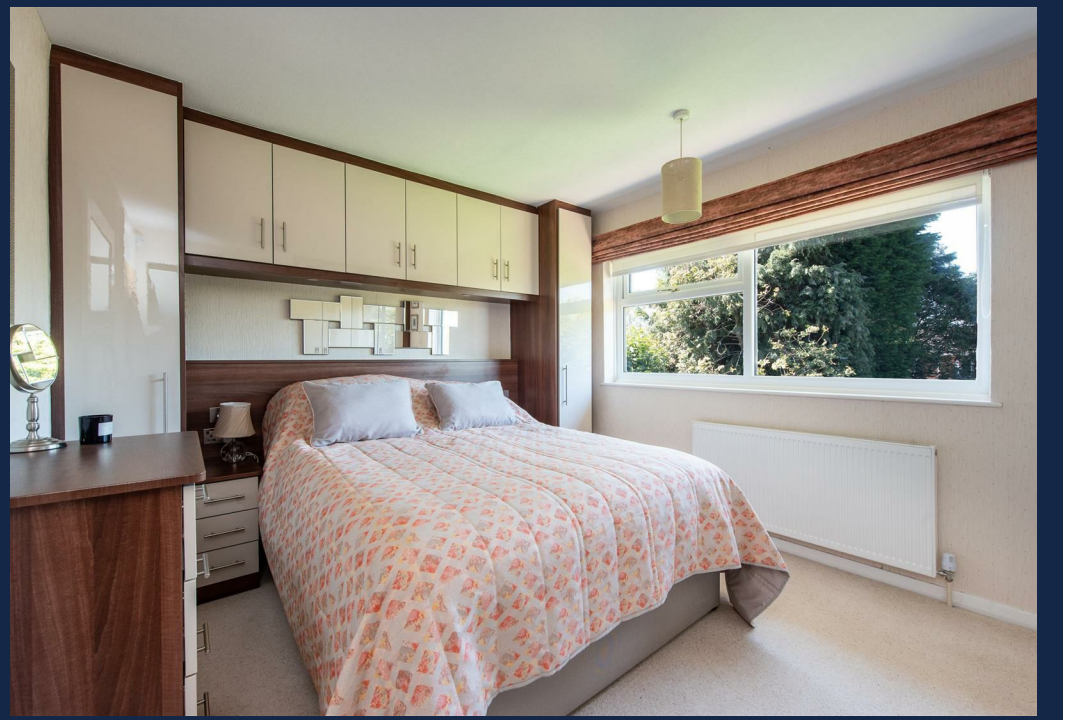
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Ensuite
With obscured double glazed window to rear, heated towel radiator, Warmup underfloor heating mat and tiling to floor and walls. There is a fitted vanity unit with hand wash basin and storage, w.c., bidet and shower cubicle with hand held shower and drench head over.

Bedroom Two 11'9" x 10'5" (3.6 x 3.2)
With double glazed window to rear, central heating radiator and bespoke fitted wardrobes for storage.

Bedroom Three 12'1" max 6'2" min x 10'5" max 7'6" min (3.7 max 1.9 min x 3.2 max 2.3 min)
With two double glazed windows to front, central heating radiator and bespoke fitted storage.

Bedroom Four/ Study 7'10" (not into fitted furniture) x 7'2" (2.4 (not into fitted furniture) x 2.2)
With double glazed window to rear, central heating radiator and fitted office furniture.

Bathroom
With obscured double glazed window to front, chrome heated towel radiator and tiling to floor and walls. There is a large floating vanity unit with hand wash basin and storage, w.c., fitted bath and corner shower cubicle with hand held shower and drench head over. There is also an airing cupboard for storage accessed here.

Garage 17'0" x 23'3" (5.2 x 7.1)
With electric garage door to front, resin flooring, lighting and electric points, access to the fuse box and outdoor tap. There is a door through to the utility.

Utility
With double glazed window to rear, fitted base units with stainless steel sink and space and plumbing for white goods. The house boiler is also located here.

Garden
With paved patio area and steps up to the lawn, raised planter beds and mature shrubs, trees for privacy and a shed for storage.





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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 F.

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







GROUND FLOOR
1154 sq.ft. (107.3 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 1959 sq.ft. (182.0 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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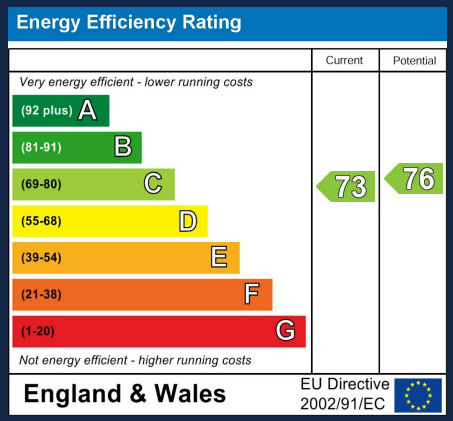
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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