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29 Meadow Croft, Hagley, DY9 0LJ

Offers In The Region Of £460,000

29 Meadow Croft

A fabulously located four bedroom detached home in the heart of Hagley Village, this property is ideal for families looking to be within a village location whilst having excellent access to local amenities.

The village of Hagley provides its residents with a GP surgery, dentist, pharmacy, various shops and eateries along with a popular pub, village park and schooling at both primary and secondary level. There are various convenient commuter links with Hagley train station providing direct links to Worcester and Birmingham, the local bus routes and nearby motorway junctions ensure travelling further afield is easily accessible.

Positioned on a popular quiet cul de sac, the property comprises two large reception rooms, a kitchen diner, downstairs w.c., four bedrooms and a family bathroom. For those looking to extend in the future, there is the potential to extend above the garage , subject to the approval of planning permission.

For parking, the garage and driveway allows for three vehicles and to the rear, the low maintenance garden with paved patio, lawn and mature borders is a private, secure space to enjoy the warmer months and host loved ones.

To arrange a viewing, please contact our Hagley branch.

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YOU
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IS LOVE

Approach
Approached via path with driveway to side and lawn to front.

Entrance Hall
With central heating radiator, wood flooring and stairs leading to the first floor landing. Doors lead to:

W.C.
With obscured double glazed window to front, central heating radiator, wood flooring, w.c. and sink.

Living Room 12'1" max 8'6" min x 17'0" max 11'9" min (3.7 max 2.6 min x 5.2 max 3.6 min)
With double glazed bow window to front, central heating radiator and feature floating fireplace. Door leads through to:

Dining Room 15'1" max x 11'9" max (4.6 max x 3.6 max)
With double glazed window to rear and sliding doors out to the garden, central heating radiator, wood flooring and large understairs store cupboard. Door leads through to:

Kitchen 10'9" x 17'4" (3.3 x 5.3)
With double glazed window to rear and door to side, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl sink with drainage and space for a large range cooker with extractor fan overhead. Integrated appliances include a dishwasher and fridge and there is ample space for a dining table and chairs.

First Floor Landing
With obscured double glazed window to side, access to the loft via hatch and airing cupboard for storage. Doors lead to:

Bedroom One 9'2" x 12'5" (2.8 x 3.8)
With double glazed window to rear, central heating radiator and fitted wardrobes.

Bedroom Two 8'6" x 11'5" (2.6 x 3.5)
With double glazed window to front and central heating radiator.

Bedroom Three 6'2" x 8'6" (1.9 x 2.6)
With double glazed window to front and central heating radiator.

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BELIEVE
Live Laugh Love

Bedroom Four 5'10" x 9'2" (1.8 x 2.8)
With double glazed window to rear, central heating radiator and wood flooring. This space is currently used as a dressing room.

Bathroom
With obscured double glazed window to rear, chrome heated towel radiator and tiling to floor and walls. There is a fitted vanity unit with hand wash basin and low level w.c., bath with hand held shower and corner shower cubicle.

Garage 11'5" max 6'6" min x 17'4" max 3'7" min (3.5 max 2.0 min x 5.3 max 1.1 min)
With garage door to front, lighting overhead and electric points. There is space for white goods, alongside integral door through to the kitchen.

Garden
With paved patio area, lawn and further patio with ample space for garden furniture. There is an outdoor tap, mature planter beds and established borders with fence panels.

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.

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Referral Fees

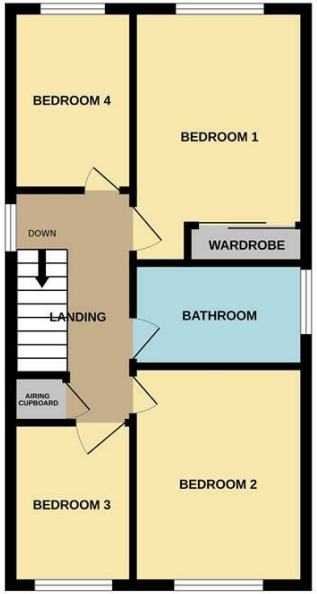
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.

GROUND FLOOR

1ST FLOOR



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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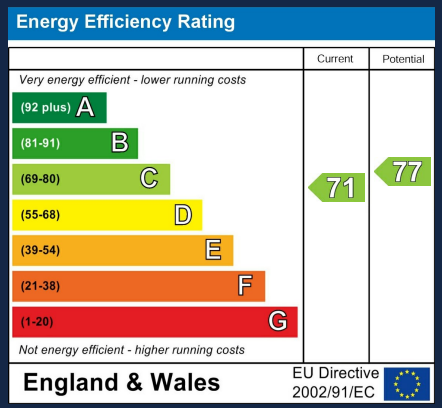
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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