



Grove.

FIND YOUR HOME

6 Church Street, Hagley DY9 0NA

Guide Price £550,000

6 Church Street

Nestled in the heart of Hagley Village, this charming detached family home offers an exceptional living experience, perfect for those seeking both comfort and convenience. With a prime location, residents will benefit from easy access to local schools, amenities and excellent commuter links with Hagley train station a short walk away and access to national motorway, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed into a generous open plan lounge and dining room, providing a warm and inviting space for relaxation and entertaining. The layout is designed to maximise natural light, creating a bright and airy atmosphere throughout. The property boasts three well-proportioned bedrooms, each offering ample space for personalisation and comfort. The newly refurbished bathroom is a standout feature, showcasing modern fixtures and a stylish design that enhances the overall appeal of the home.

Outside, the spacious garden is a true delight, featuring an entertaining patio that is perfect for summer gatherings or quiet evenings under the stars. The outdoor space provides a wonderful opportunity for children to play and for adults to unwind in a tranquil setting.

With parking available, this property combines practicality with a desirable lifestyle. Whether you are looking to settle down in a family-friendly environment or seeking a convenient base for commuting, this home in Hagley is sure to meet your needs. Don't miss the chance to make this delightful property your own.







Approach
via stone chip driveway leading to front door.

Hallway
Parquet flooring, large understairs storage, solid oak and glass feature staircase leading to first floor and doors radiating to:

Downstairs W.C
Obscured double glazed window to side, parquet flooring, panelling to half wall, chrome heated towel rail, low level w.c and sink.

Kitchen Breakfast Room 15'8" x 10'5" (4.8 x 3.2)
Double glazed windows to front, feature oriel window, oversized tiling to floor, tall central heated radiator, fitted wall and base units with granite work surface over, fitted sink with spray mixer tap and inset drainage, space/plumbing for American fridge/freezer, integrated dishwasher, space for large eight ring free standing oven with extractor fan over. Door leading to Utility.

Utility double glazed window to side
Double glazed window to side and door leading to side, oversized tiling to floor, fitted wall and base unit with granite work surface over, space/plumbing for white goods.

Lounge 10'9" x 15'8" (3.3 x 4.8)
Double glazed windows and French doors leading to patio, central heating radiator, feature decorative fireplace, open plan into Dining Room.

Dining Room 15'8" x 7'10" (4.8 x 2.4)
Dual aspect double glazed windows to front and rear, French doors leadings to patio, central heated radiator, feature panelling to walls.

First Floor Landing
Feature solid oak and glass staircase, doors radiating to:

Bedroom One 15'8" max x 13'9" max (into wardrobe) (4.8 max x 4.2 max (into wardrobe))
Dual aspect double glazed windows to front and side, central heated radiator, fitted wardrobes. Agents Note: height restriction with sloping ceilings.

Bedroom Two 7'6" x 15'8" (2.3 x 4.8)
Double glazed window to rear, central heated radiator. Agents Note: height restriction with sloping ceilings.

Bedroom Three 12'9" x 8'2" (3.9 x 2.5)
Dual aspect double glazed windows to front and rear, central heated radiator, access to eaves storage and loft. Agents Note: height restriction with sloping ceilings.







Bathroom 12'5" max x 5'2" max (3.8 max x 1.6 max)
Obscured double glazed window to side, oversized tiling to floor and walls, inset shelving with mood lighting, traditional floor standing heated towel rail, vanity sink unit with storage, low level w.c, feature free standing curved bath, separate shower cubicle with mood lighting and rain shower head.

Garden

Large curved patio with step down to lawn with established borders and further seating area beyond with space for shed. Side access.

Council Tax

Tax band is D.

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.

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.

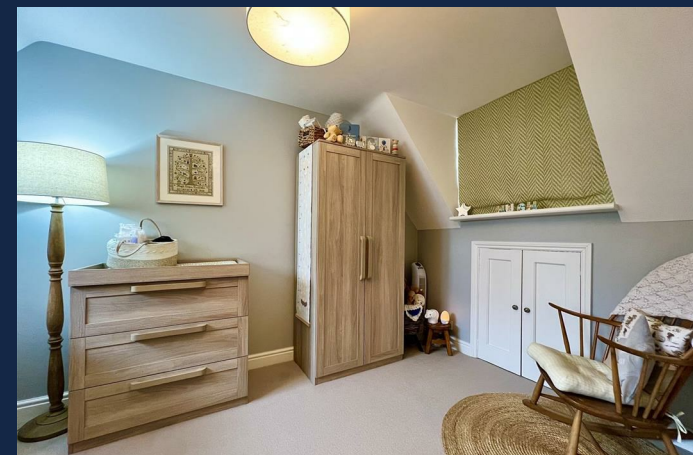
Referral Fees

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.



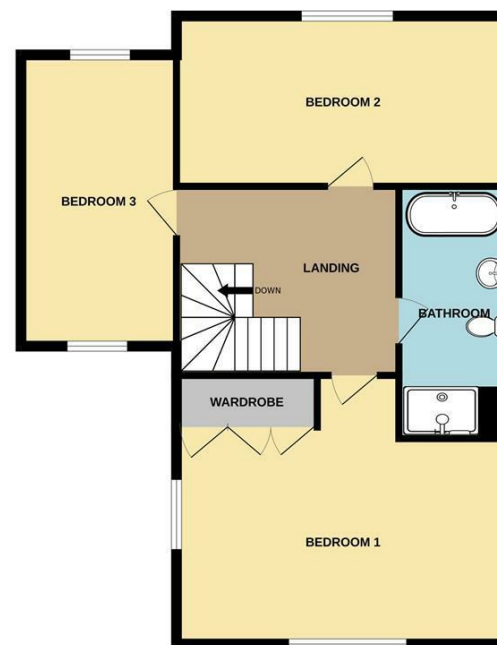




GROUND FLOOR



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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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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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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