



Grove.

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15 Willow Close, Hagley, DY9 0LU

Guide Price £450,000

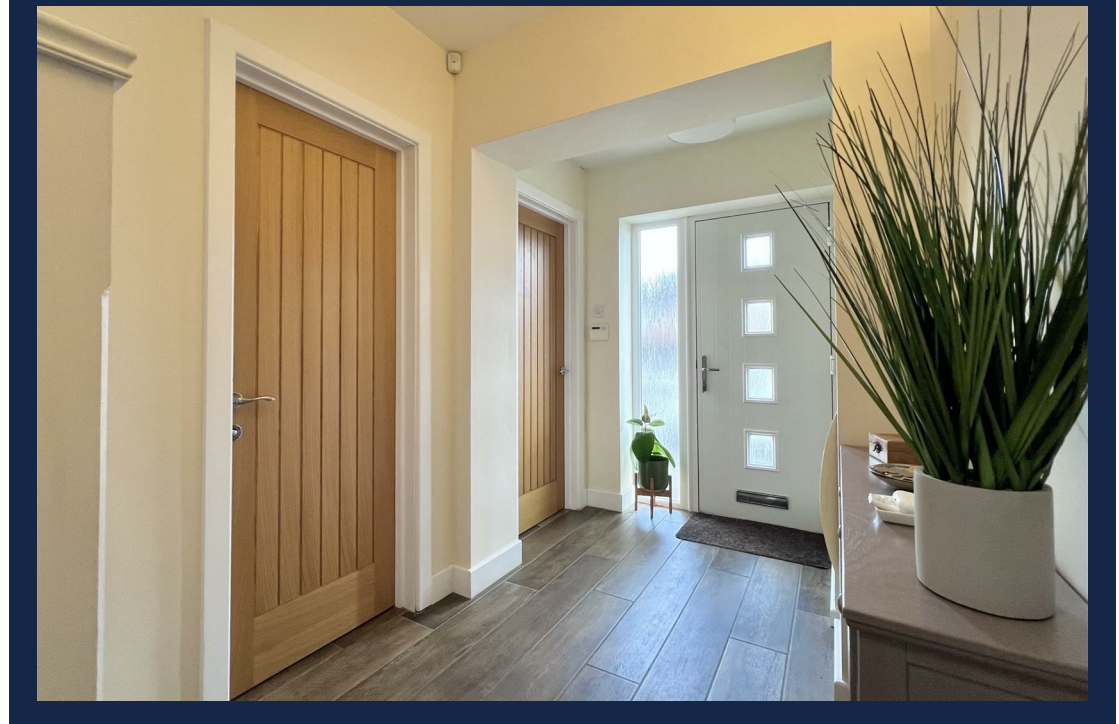
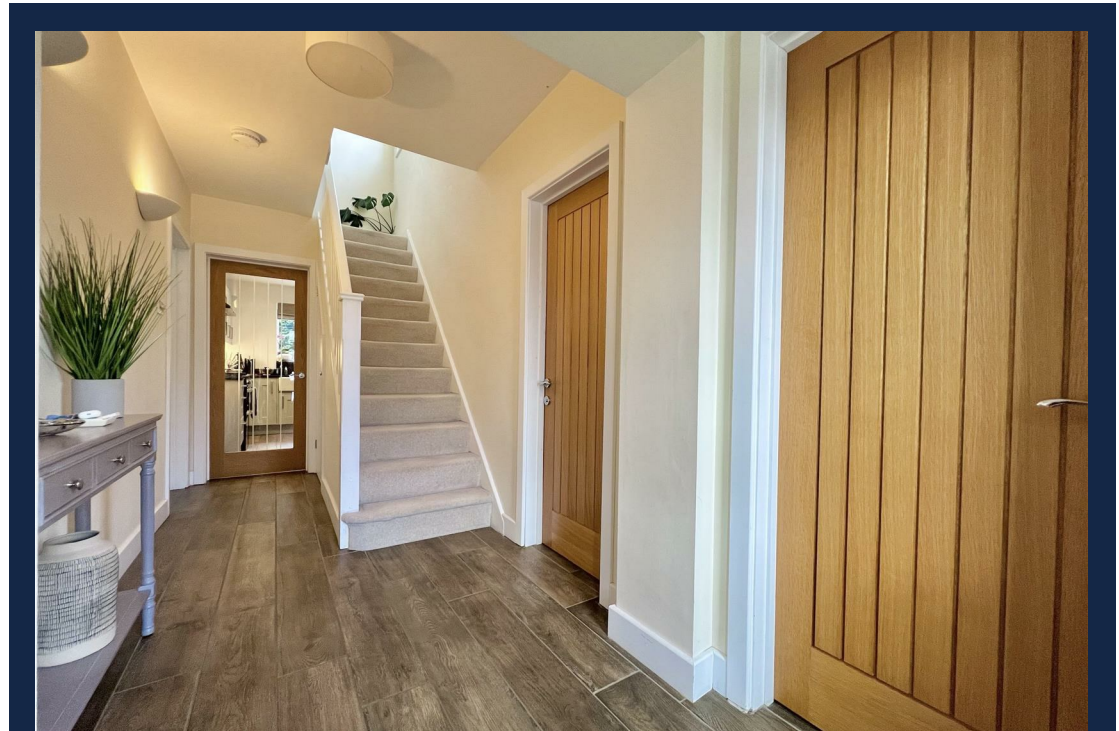
15 Willow Close

Welcome to Willow Close, a fabulous cul de sac located in the village of Hagley within walking distance of the local amenities such as the GP surgery, pharmacy, dentist and various shops and eateries. In addition, schooling at both primary and secondary level are also just a short walk away.

This lovely semi-detached property offers a large living room, modern kitchen diner with separate utility space and downstairs w.c., along with three bedrooms upstairs and a spacious house bathroom.

Externally, the tranquil garden with patio area and lawn is ideal to enjoy the warmer months and to host friends and family. The driveway offers space for up to two vehicles, ensuring off road parking is never an issue.

To arrange a viewing of this home, please contact our Hagley branch.







Approach

Approached via tarmac driveway with space for two vehicles.

Entrance Hall

With wood effect tiled flooring and underfloor heating, stairs to the first floor landing with understairs store cupboard and doors leading to:

Cloakroom

With obscured double glazed window to front and wood effect tiled flooring.

Living Room 11'1" max x 23'7" max (3.4 max x 7.2 max)

With double glazed bow window to front and sliding patio doors to rear, two central heating radiators and feature gas fireplace.

Kitchen Diner 17'4" max 6'10" min x 11'9" max 8'6" min (5.3 max 2.1 min x 3.6 max 2.6 min)

With double glazed window to rear, sliding patio door out to the garden and wood effect tiled flooring with underfloor heating. Featuring various fitted wall and base units with granite worksurface over, Belfast sink and space for a cooker with extractor fan overhead. There is an integrated dishwasher, along with space and plumbing for white goods and further space for a dining table and chairs. Door leads through into the utility.

Utility 9'2" x 4'11" (2.8 x 1.5)

With wood effect tiled flooring and underfloor heating, fitted wall and base units with worksurface over and a stainless steel sink with drainage. There is space and plumbing for white goods along with an integral door through into the garage store.

W.C

With chrome heated towel radiator, wood effect tiled flooring, low level w.c. and a floating sink with tiled splashback.

First Floor Landing

With obscured double glazed window to side, access to loft via hatch and doors leading to:

Bedroom One 9'6" x 11'9" (2.9 x 3.6)

With double glazed window to front, central heating radiator and fitted wardrobes for storage.



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Bedroom Two 9'6" x 11'5" (2.9 x 3.5)

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

Bedroom Three 7'10" max 4'7" min x 9'2" max 6'10" min (2.4 max 1.4 min x 2.8 max 2.1 min)

With double glazed window to front, central heating radiator and over-stairs storage cupboard.

Bathroom

With obscured double glazed window to rear, chrome heated towel radiator and wood effect tiled flooring. There is a floating vanity sink, w.c., fitted bath and separate walk in shower with hand held shower and drench head over.

Garage Store 11'1" x 6'2" (3.4 x 1.9)

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

Garden

With paved patio area and steps leading up to lawn with mature planter beds, shed for storage 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 D.

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

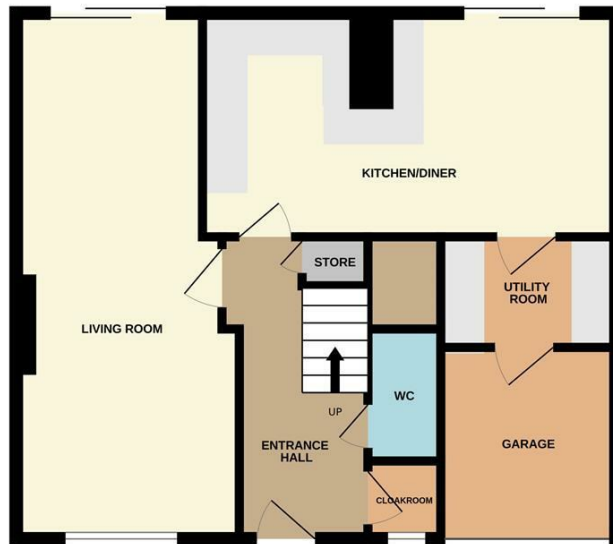
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed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

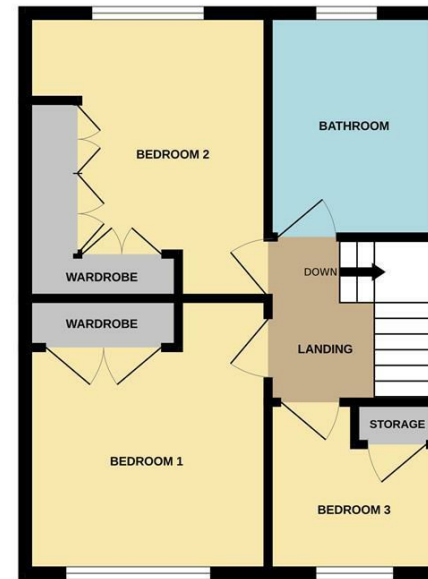
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee 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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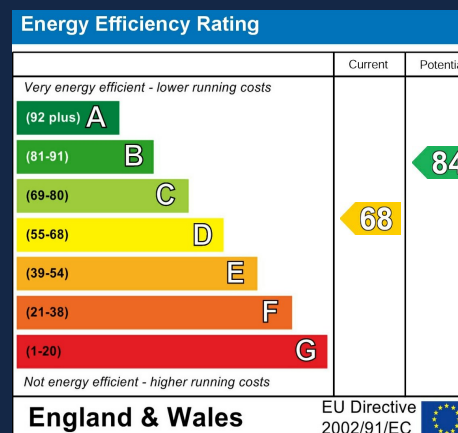
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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