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59 Kidderminster Road, Hagley, DY9 0PZ

Asking Price £765,000

# 59 Kidderminster Road

Grove Properties are delighted to present this exceptional and beautifully transformed three-bedroom detached family residence, (planning permission for a 4th bedroom). This large plot is perfectly positioned within easy reach of the charming Hagley High Street and its superb selection of boutique shops, cafes, restaurants, schools and everyday conveniences.

Immaculately designed throughout, this stunning home effortlessly combines contemporary elegance with warm and inviting family living. The true heart of the property is the breath-taking open-plan kitchen, dining and entertaining space- a light-filled and sociable hub designed for modern lifestyles, perfect for everything from relaxed family breakfasts to lively evenings with friends. A stylish separate lounge offers a sophisticated yet cosy retreat, complete with wood burner stove ideal for unwinding at the end of the day.

Upstairs, the property continues to impress with three generously sized double bedrooms, including a luxurious master suite complete with a sleek contemporary en-suite shower room. A beautifully finished family bathroom adds a further touch of quality and refinement.

Stepping outside, the landscaped rear garden which is not overlooked has been thoughtfully designed to create a private outdoor sanctuary. Featuring an attractive raised pergola seating area, an elegant patio for dining and a barbecuing area provides the perfect setting for summer entertaining, alfresco dining and long evenings spent with family and friends.

Families will appreciate the excellent nearby schooling at both primary and secondary level alongside a selection of great preschool nurseries, all within walking distance, while Hagley train station provides superb commuter connections to Birmingham and Worcester. The nearby motorway network also offers convenient access for travel further afield.

Stylish, spacious and impeccably presented throughout, this outstanding home delivers the perfect blend of luxury, comfort and practicality. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.





### Approach

Approached via large gravel driveway offering space for up to seven vehicles with security bollards, paved pathway to either side giving gated access to the rear garden, access to the garage and a well stocked flower border to the front. Door through to the entrance hall.

### Entrance Hall

With central heating radiator, herringbone oak wood flooring and staircase to the first floor landing. Doors lead through to:

### Living Room 13'1" max x 19'0" max (4.0 max x 5.8 max)

With double glazed window to front, two central heating radiators, decorative panelling to walls and a feature fireplace with log burner and brick surround.

### Open Plan Kitchen 21'11" max x 19'4" max (6.7 max x 5.9 max)

With wood effect tiled flooring and underfloor heating, integral mood lighting and fitted bespoke wall and base units with granite worksurface and a matching island with breakfast bar and integrated fridge. There is a one and a half bowl Franke sink with Quooker mixer tap and waste disposal unit, integral bins and various Neff appliances such as an induction hob with integral extractor fan and two ovens with hide and slide doors. Further integrated appliances include a Neff dishwasher and there is further space for a wine fridge and American style fridge/ freezer alongside useful storage solutions with a pull out larder cupboard and breakfast/ coffee station.

This space is open plan through into the living dining area and utility.

### Living Dining Area 34'5" x 11'9" (10.5 x 3.6)

With two double glazed windows and sliding double glazed sliding doors out to the garden, two electric remote controlled Velux skylights overhead along with a further three metre Velux skylight. There is wood effect flooring throughout with underfloor heating, along with decorative acoustic sound deadening timber slat panelling to one wall and feature brick slip finish to another. Double glazed bifold doors lead through to the living room.

### Utility

With two double glazed windows to side and wood effect tiled flooring. Featuring various fitted bespoke wall and base units with granite worksurface over, Belfast sink and space and plumbing for white goods.



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W.C.  
With central heating radiator, tiling to floor, hand wash basin and w.c., along with integral automatic sensor lights.

First Floor Landing  
With double glazed window to front, central heating radiator and doors leading to:

Bedroom One 12'5" max x 11'5" max (3.8 max x 3.5 max)  
With double glazed window to rear, central heating radiator and opening through to the ensuite.

Ensuite  
With double glazed window to rear, central heating radiator and tiling to floor and splashback. There is a large vanity unit with hand wash basin and storage, w.c. and walk in Mira digital shower with hand held shower and drench head over. The loft can also be accessed via hatch.

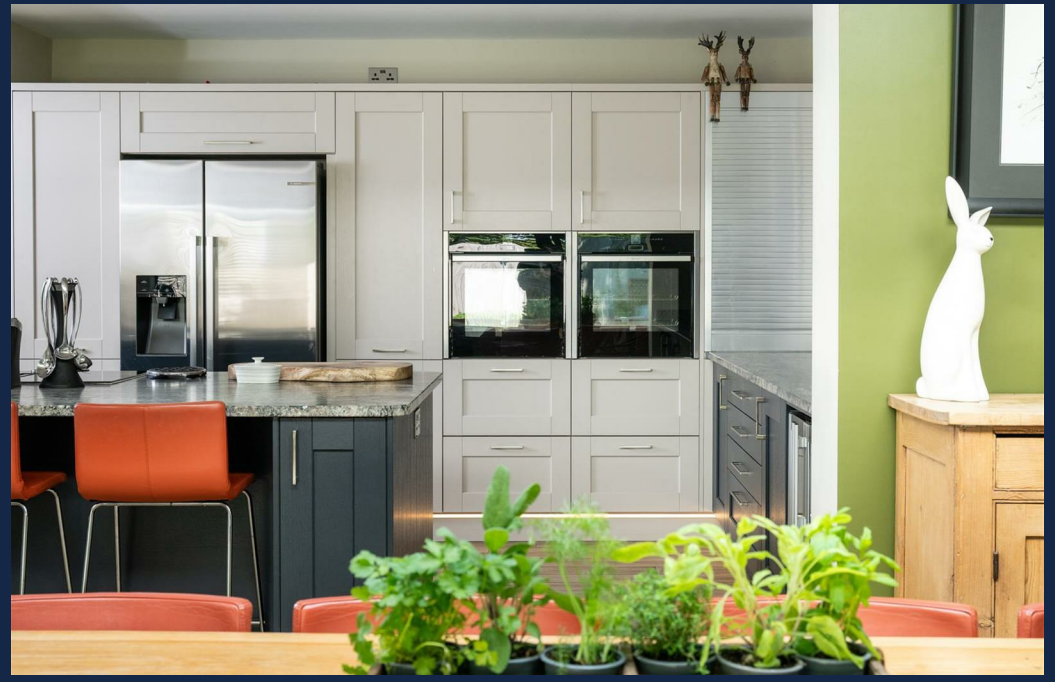
Bedroom Two 13'5" max x 9'2" max (4.1 max x 2.8 max)  
With double glazed window to rear and central heating radiator.

Bedroom Three 12'1" x 9'2" (3.7 x 2.8)  
With double glazed window to front and central heating radiator.

Bathroom  
With obscured double glazed window to side, central heating radiator and tiling to floor and walls. There is a fitted vanity handbasin, w.c., fitted bath and separate walk in shower cubicle with Mira digital controlled hand held shower and drench head over.

Garage 18'4" x 15'1" (5.6 x 4.6)  
With windows to front, electric garage door to side, fitted sink and lighting overhead along with electric points. There is also a door to the rear giving access to the garden.  
Agents note: This space could easily be converted into a habitable space with access created via the utility area.







## Garden

A charming private garden that isn't overlooked with paved patio area and well maintained lawn, lighting throughout and electrical points, various raised planter beds with mature shrubs, outdoor tap and a raised pergola seating area. There is also a large summerhouse with electric points, currently used as a potting shed, outdoor kitchen with space for a barbeque and granite worksurface area, established trees and fence panel borders.

## 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.

## 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



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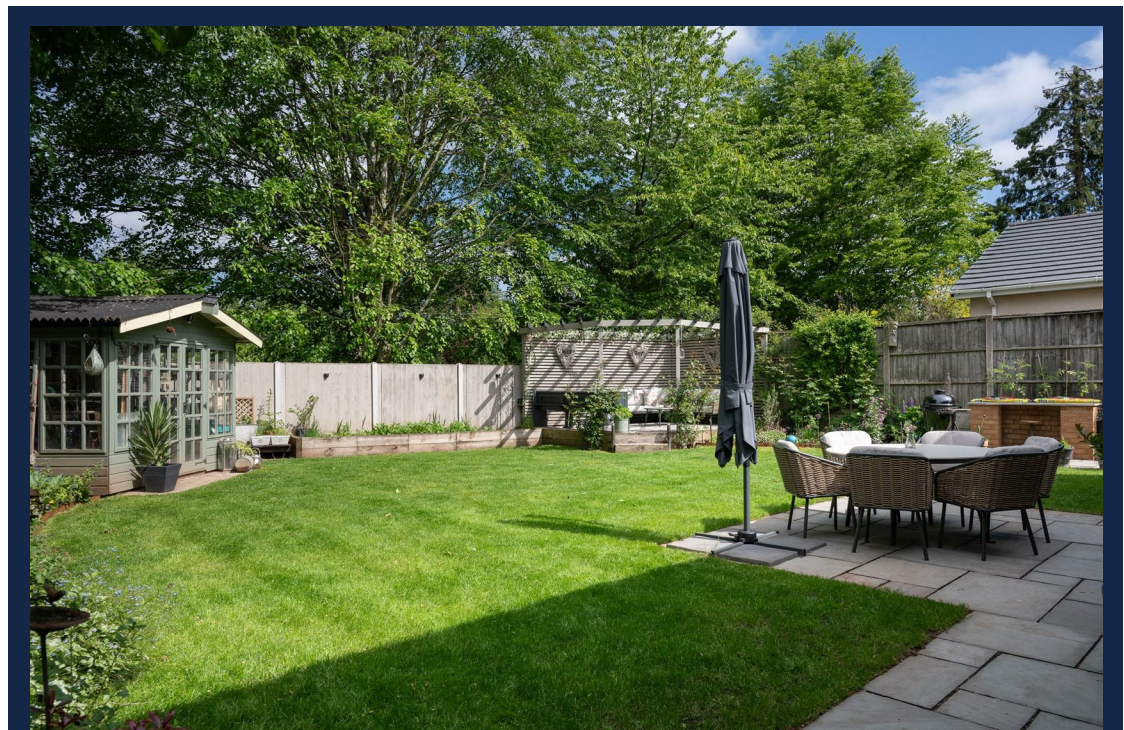
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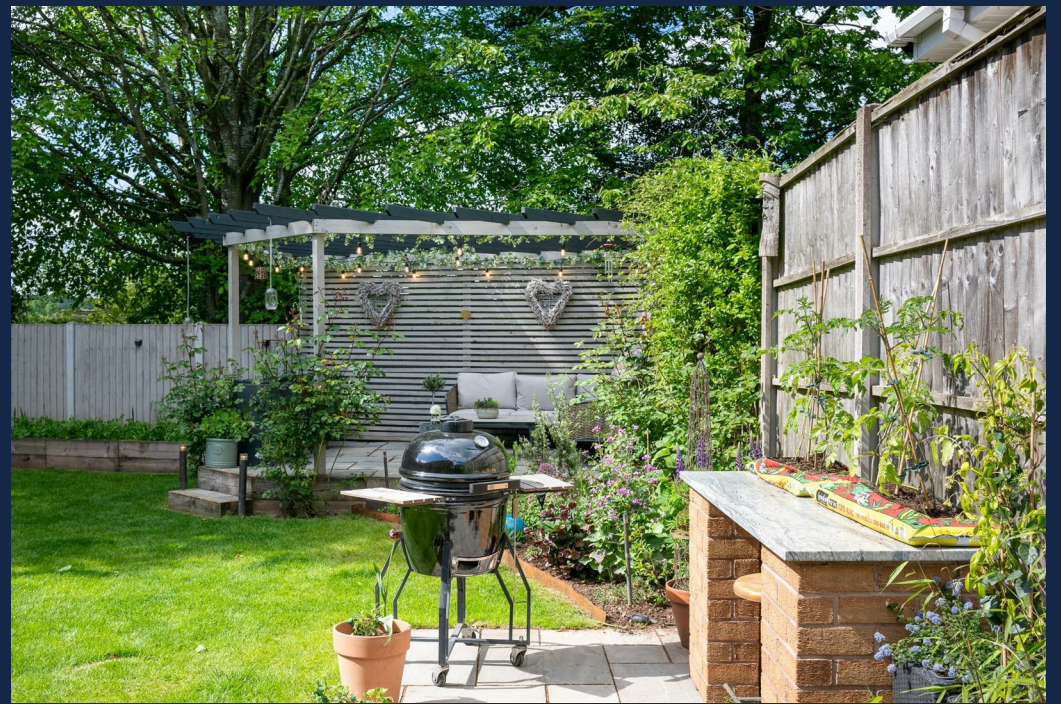




Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that 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.







TOTAL FLOOR AREA : 2048 sq.ft. (190.3 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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**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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	71	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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