



59 Meadowcroft
Hagley, DY9 0LJ
Guide Price £285,000

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Welcome to this charming two bedroom end terrace house located on Meadowcroft in Hagley. The village of Hagley offers access to many local amenities, eateries and schooling at both primary and secondary level.

This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two good sized bedrooms and bathroom, this house offers comfortable living spaces for individuals or small families. The driveway and garage provides ample space for parking.

Situated in an excellent location, this property not only offers a lovely living space but also presents a great investment opportunity with its high rental potential. Whether you are looking for a place to call home or considering a lucrative rental property, this two bed end terrace in Meadowcroft is a fantastic choice.







Approach

Approached via pathway with driveway to side and lawn.

Porch

With door through into living room.

Living Room 12'1" x 17'4" (3.7 x 5.3)

With double glazing window to front, central heating radiator and wood flooring throughout. There is a feature fireplace with gas fire insert, stairs lead to the first floor landing and door leads through into the kitchen.

Kitchen 12'1" x 9'6" (3.7 x 2.9)

With double glazing window to rear, central heating radiator and tiled flooring. There are fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and an integrated oven with hob and extractor fan over. There is further space and plumbing for white goods and door leads out to the garden.

First Floor Landing

With access to the loft via hatch and doors leading to:

Bedroom One 12'1" x 9'10" (3.7 x 3.0)

With double glazing window to rear, central heating radiator and cupboard for storage.

Bedroom Two 12'1" x 8'6" (3.7 x 2.6)

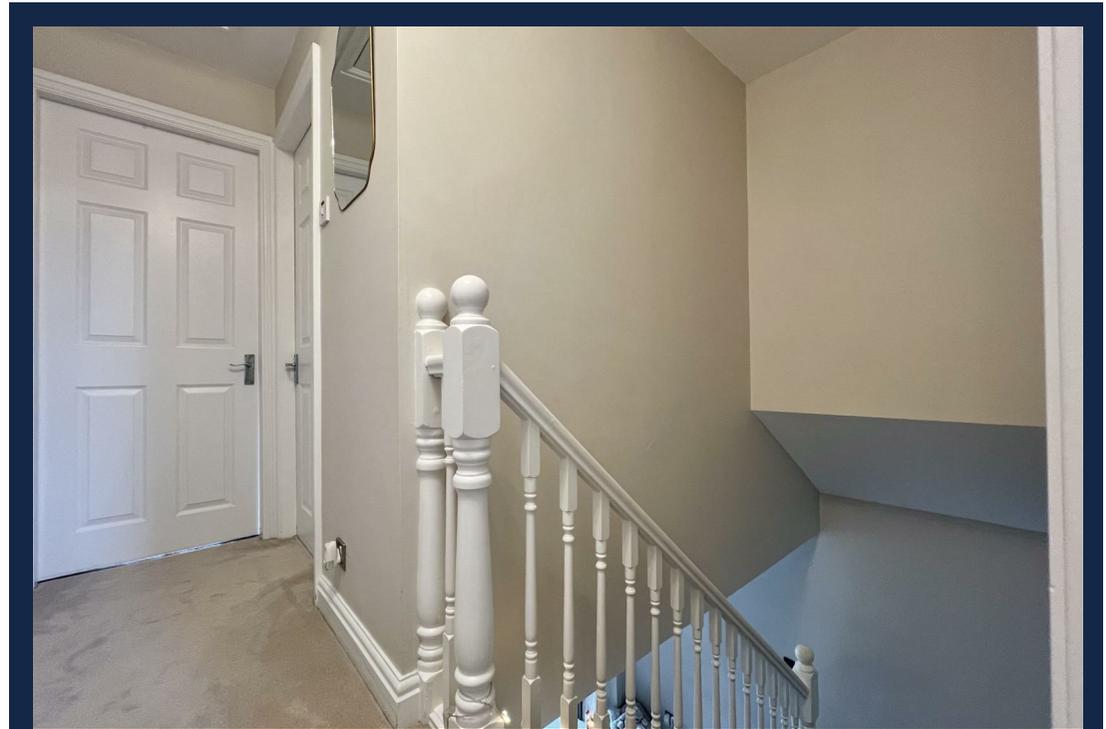
With double glazing window to front and central heating radiator.

Bathroom

With obscured window to side, heated towel radiator and tiling to floor. There is a pedestal sink, w.c. and P shaped bath with hand held shower and drench head over.

Garden

With paved patio area, lawn, mature shrubs and established borders with fence panels.



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Garage

With up and over garage door, lighting overhead and door through into the garden.

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 C.

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.

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TOTAL FLOOR AREA : 814 sq.ft. (75.6 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.

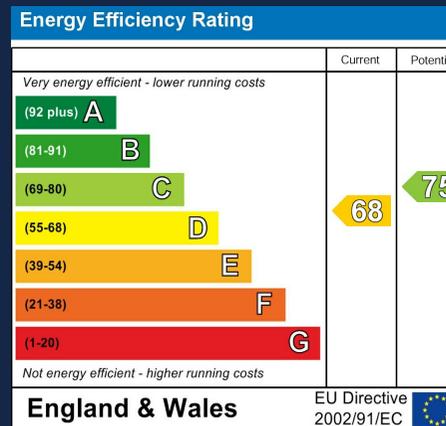
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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