



Grove.

FIND YOUR HOME

13 Amphlett Close, DY9 0WF

Guide Price £920,000

13 Amphlett Close

Grove are delighted to present this beautiful detached family home on Amphlett Close in Hagley. Offering substantial accommodation on both floors, this house is ideal for families of all sizes and is a perfect forever family home. Positioned just a short distance away from Hagley high street, local amenities such as a GP surgery, dentist, pharmacy and various shops and eateries are within easy reach.

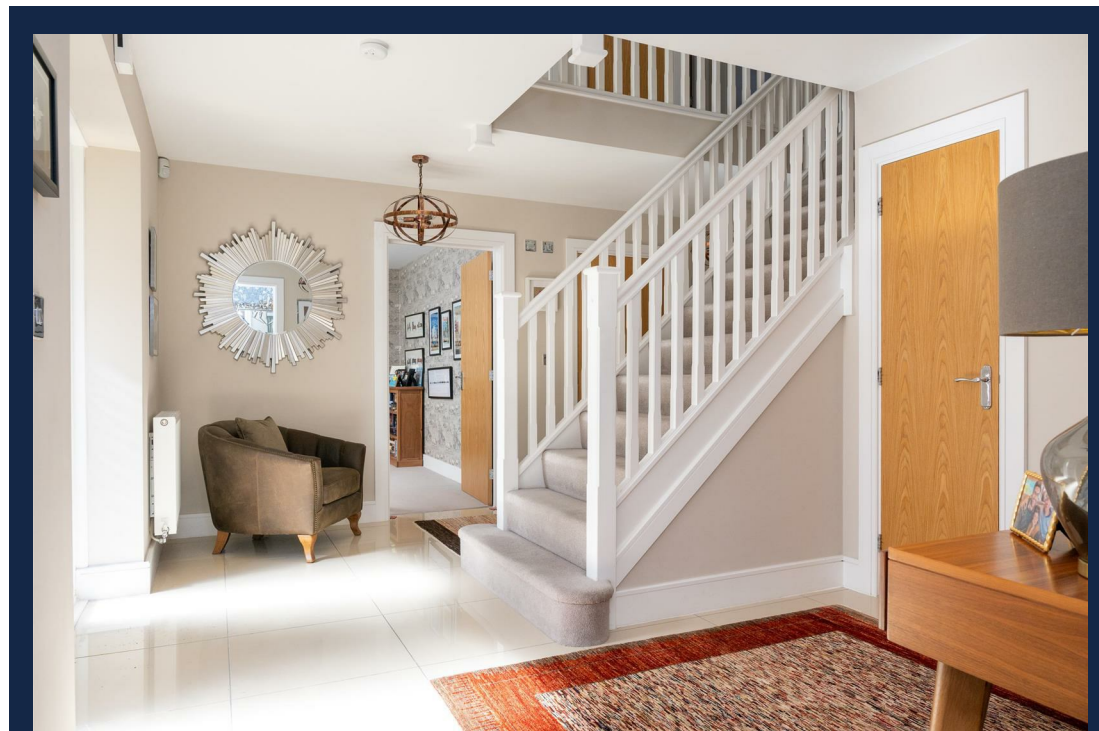
For schooling, Amphlett Close falls within catchment for the village primary and secondary schools and both are walkable.

Comprising a welcoming entrance hall, formal dining room, large reception room, separate study and kitchen diner with utility and w.c., the ground floor accommodation offers flexibility and space to enjoy time together as a family.

Upstairs provides five double bedrooms, two with ensembles and a third with a Jack and Jill house bathroom. The main bedroom boasts an spacious ensuite and a separate dressing room, ideal for storage.

Externally the garden with patio area and lawn is a tranquil space, ideal for hosting loved ones and enjoying the warmer months. For parking, the double garage offers ample room for two vehicles and the driveway allows four further spaces.

Viewings are by appointment and are through our Hagley office.









Approach

Approached via pathway with lawn to either side and driveway offering ample off road parking.

Entrance Hall

With central heating radiator, oversized tiling to floor and stairs leading to the first floor with understairs store cupboard. Doors lead to:

Dining Room 10'9" max 5'10" min x 13'9" max 10'5" min (3.3 max 1.8 min x 4.2 max 3.2 min)

With double glazed bay window to front and central heating radiator.

Living Room 15'1" x 20'0" (4.6 x 6.1)

With French doors to rear, two central heating radiators and feature fireplace.

Office 12'5" max 6'2" min x 11'9" max 8'2" min (3.8 max 1.9 min x 3.6 max 2.5 min)

With double glazed bay window to front and central heating radiator.

W.C

With central heating radiator, oversized tiling to floor, low level w.c. and floating sink.

Kitchen Diner 24'3" max 9'10" min x 28'6" max 15'5" min (7.4 max 3.0 min x 8.7 max 4.7 min)

With two double glazed windows to rear and French doors out to the garden, two central heating radiators and oversized tiling to floor. There are a variety of fitted wall and base units with quartz worksurface over, one and a half bowl stainless steel sink with drainage and a five ring hob with extractor fan overhead. Integrated appliances include a Siemens oven with warming drawer and combination microwave grill, dishwasher and fridge freezer. There is space and plumbing for white goods along with further space for both dining and living furniture.

Utility 7'2" x 6'2" (2.2 x 1.9)

With door to side, central heating radiator and tiling to floor. There are fitted wall and base units with worksurface over, stainless steel sink with drainage, space and plumbing for white goods and house boiler.

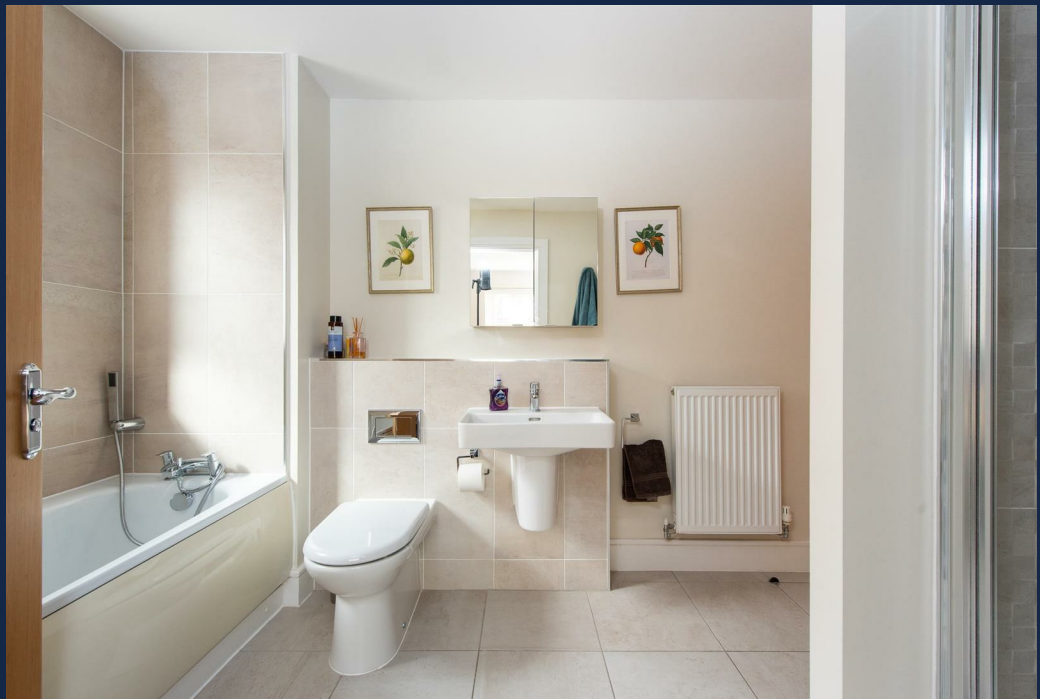


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First Floor Landing

Gallery style landing with double glazed window to front, two central heating radiators and access to loft via hatch. There is a large airing cupboard and boiler cupboard and doors lead to:

Bedroom One 14'9" max 11'5" min x 16'4" max 13'9" min (4.5 max 3.5 min x 5.0 max 4.2 min)

With double glazed window to rear, central heating radiator and doors to the dressing room and ensuite.

Dressing Area 6'2" x 12'5" (1.9 x 3.8)

With double glazed window to rear and central heating radiator.

Ensuite

With double glazed window to side, chrome heated towel radiator and tiling to floor and walls. There is a low level w.c., His and Hers sinks, bath with hand held shower and separate shower cubicle with hand held shower and drench head over.

Bedroom Two 12'5" max 4'11" min x 15'1" max 8'6" min (3.8 max 1.5 min x 4.6 max 2.6 min)

With double glazed window to rear, central heating radiator and double door wardrobe for storage. Door leads to the ensuite.

Ensuite

With central heating radiator, tiling to floor and walls, low level w.c., sink and shower cubicle with hand held shower and drench head over.

Bedroom Three 14'9" max 11'1" min x 9'6" max 8'2" min (4.5 max 3.4 min x 2.9 max 2.5 min)

With double glazed window to front, central heating radiator and door through to the Jack and Jill bathroom.

Jack and Jill Bathroom

With obscured window to side, central heating radiator and tiling to floor and half walls. There is a low level w.c., sink, bath with hand held shower and shower cubicle with hand held shower and drench head.

Bedroom Four 14'5" max 5'10" min x 11'5" max 8'10" min (4.4 max 1.8 min x 3.5 max 2.7 min)

With double glazed window to front and central heating radiator.



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Bedroom Five 8'10" x 12'5" (2.7 x 3.8)

With double glazed window to rear and central heating radiator.

Garden

With paved patio area, lawn and mature planter beds, established borders with fence panels and gate to side for access through to the front.

Garage 19'8" x 20'0" (6.0 x 6.1)

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

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 and has an annual service charge of £450. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is G.

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.

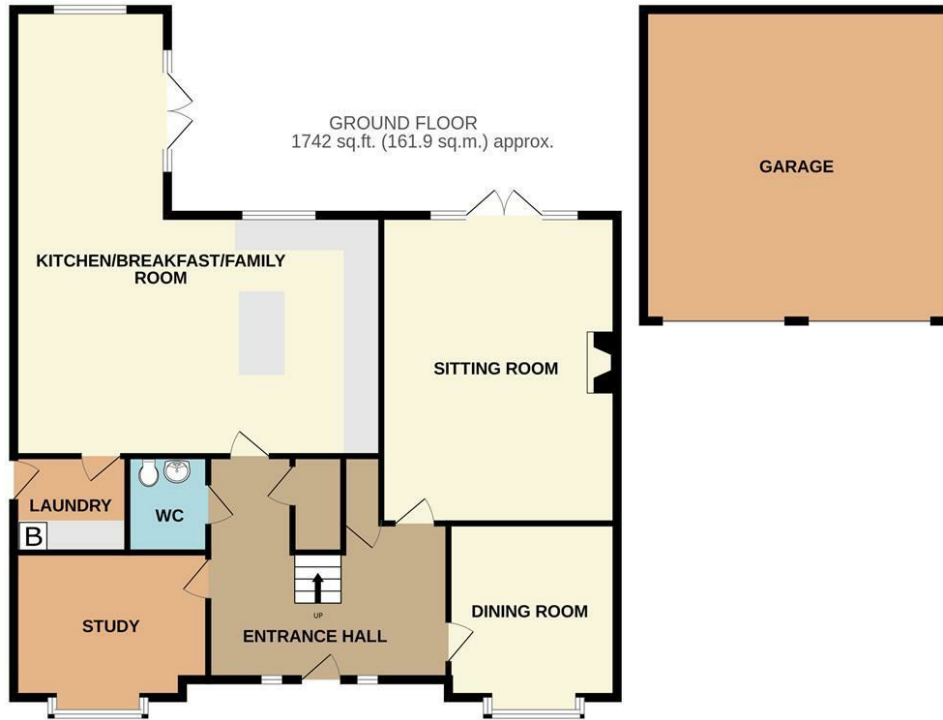
Referral Fees

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.





TOTAL FLOOR AREA : 2943 sq.ft. (273.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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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