



Grove.

FIND YOUR HOME

Thicknall House, Western Road, DY9 0HZ

Guide Price £895,000

Thicknall House

Thicknall House, a beautifully finished, contemporary home located on Western Road offers spacious accommodation across three floors, ideal for any family looking for their forever home to be proud of!

Western Road, known as one of the sought after addresses in Hagley village, provides its residents with easy access to great local schooling at primary and secondary level, public transport via Hagley train station offering direct links to Birmingham Worcester, and various amenities on the high street including a GP surgery, dentist, pharmacy and shops.

For those who enjoy the outdoors, there are many countryside walks in the surrounding area, alongside the National Trust Clent Hills, Wychbury Hill and Hagley village park with its playground is a lovely space for children to play.

Upon approach via the large driveway, with EV charger, you are welcomed through the entrance hall into the large living room with bifold doors out to the patio, linking through to the modern kitchen with bespoke gloss units and top of the range Siemens appliances and a beautiful dining area with dual aspect bifold doors and skylights overhead. To the front of the property is a further lounge room with views across to the fields, as well as a utility and downstairs w.c. for convenience.

On the first floor, the second and third bedroom both boast Juliet balconies and ensuite shower rooms. There is a further fourth bedroom, along side a fifth bedroom that is currently used as an office space and a tranquil house bathroom. The second floor hosts the spectacular master suite with dual aspect views, dressing space and ensuite shower room.

Externally the landscaped garden, with paved patio area and well-maintained lawn, is the ideal setting to host loved ones or to enjoy peaceful evenings after work during the warmer months.







Approach

Approached via large gravel driveway offering space for multiple vehicles with views across to the neighbouring fields, solar panels to roof and weather porch.

Entrance Hall

With wood flooring, oak staircase to the first floor landing and doors leading to:

Living Room 16'0" x 16'0" (4.9 x 4.9)

With bifold doors to the rear, wood flooring with underfloor heating and double doors through into the kitchen.

Kitchen 14'1" x 16'0" (4.3 x 4.9)

With wood effect tiled flooring throughout and underfloor heating. Featuring many fitted bespoke wall and base gloss units with quartz worksurface over and a matching island, two stainless steel sinks with Quooker taps and a Siemens induction hob with integral extractor fan. Further Siemens appliances include a combination oven, steam oven and warming drawer. There is an integrated dishwasher, fridge freezer and space for a wine fridge.

Dining Room 12'9" x 8'6" (3.9 x 2.6)

With bifold doors to rear and side, two skylights overhead and central heating radiator.

Utility 7'10" x 5'6" (2.4 x 1.7)

With door to side and tiling to floor. There are fitted wall and base units with quartz worksurface, stainless steel sink with drainage and space and plumbing for white goods.

Lounge 13'9" max 5'6" min x 17'0" max 10'9" min (4.2 max 1.7 min x 5.2 max 3.3 min)

With double glazed window to front and wood flooring with underfloor heating.

W.C.

With obscured double glazed window to side, chrome radiator, tiling to half walls, w.c. and fitted vanity sink.

First Floor Landing

With double glazed window to front, central heating radiator and large storage cupboard. Oak staircase leads to the second floor and doors lead to:



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Bedroom Two 14'1" x 14'5" (4.3 x 4.4)

With double glazed French doors and Juliet balcony to the front, central heating radiator and door through to the ensuite.

Ensuite

With obscured double glazed window to side, chrome heated towel radiator and tiling to floor and walls. There is a low level w.c., vanity sink and corner shower with hand held shower and drench head over.

Bedroom Three 14'1" x 13'1" (4.3 x 4.0)

With double glazed French doors to rear and Juliet balcony, central heating radiator and door through to the ensuite.

Ensuite

With chrome heated towel radiator, tiling to floor and walls, low level w.c., vanity sink and corner shower.

Bedroom Four 16'0" x 9'6" (4.9 x 2.9)

With double glazed window to rear and central heating radiator.

Bedroom Five/ Study 9'2" x 12'9" (2.8 x 3.9)

With double glazed window to front and central heating radiator.

Bathroom

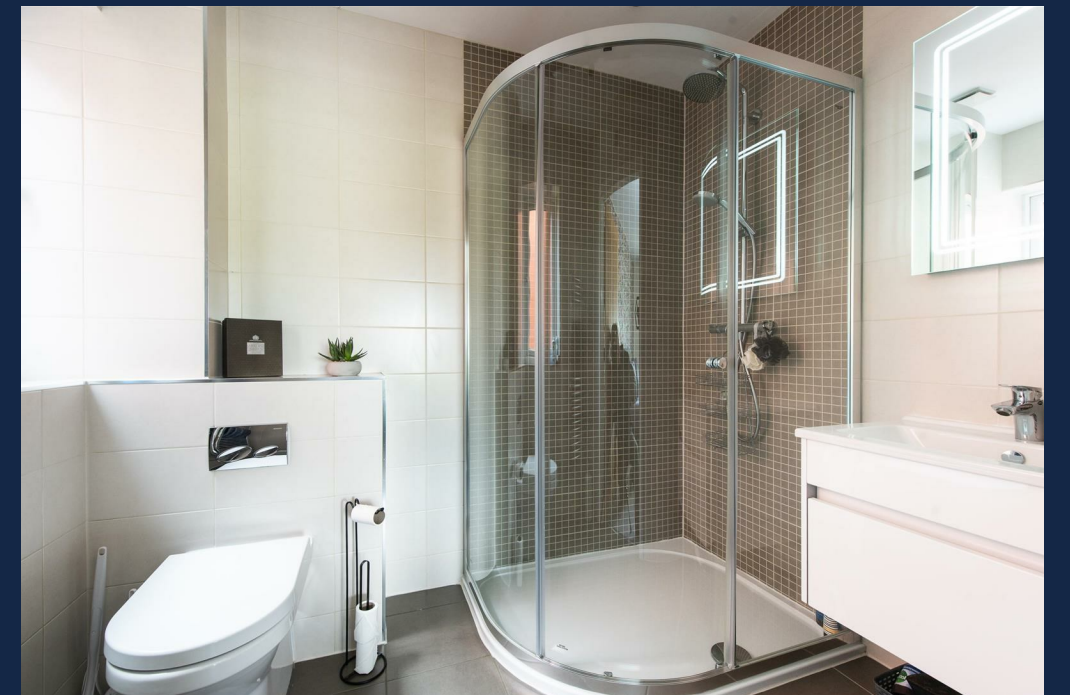
With obscured double glazed window to rear, chrome heated towel radiator and tiling to floor and walls. There is a low level w.c., floating vanity sink with storage, large shower cubicle with hand held shower and drench head and fitted bath with hand held shower.

Second Floor Landing

With Velux window to front, central heating radiator, opening to dressing alcove and door into the bedroom one.

Dressing Area 9'6" x 4'11" (2.9 x 1.5)

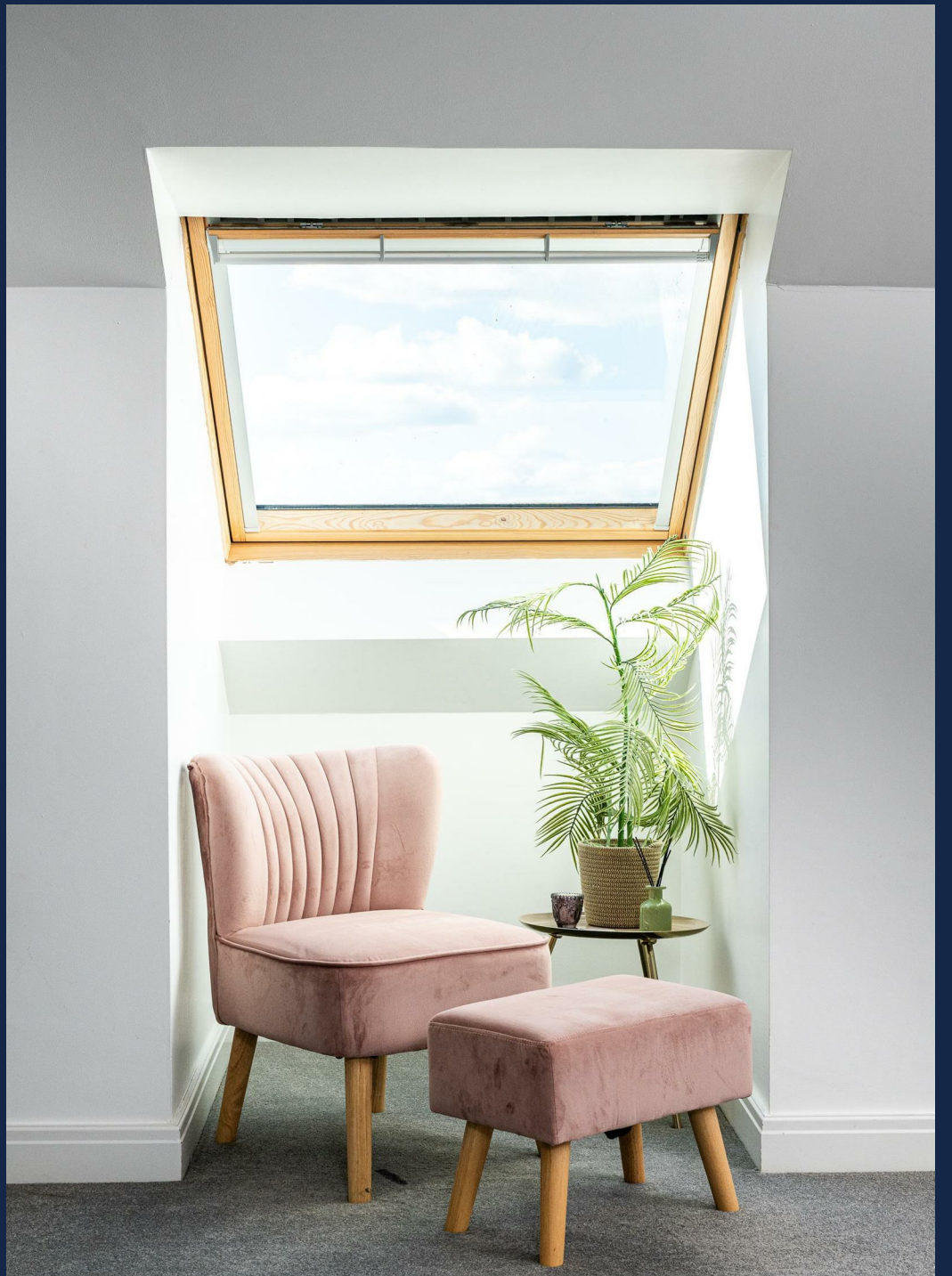
With central heating radiator and rails for storage.



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Bedroom One 24'11" max 3'7" min x 23'11" max 3'7" min (7.6 max 1.1 min x 7.3 max 1.1 min)

With dual aspect Velux windows to front and rear, two central heating radiators and hidden alcove storage. There is further storage in the eaves and door leads through to the ensuite.

Ensuite

With obscured double glazed window to rear, chrome heated towel radiator and tiling to floor and walls. There is a low level w.c., floating vanity sink with storage and a large walk in shower with hand held shower and drench head over.

Garden

With paved patio area, sleeper steps down the lawn and raised mature planter beds to either side. There are established trees, shed for storage and the borders are established with fencing and brick walls.

Garage 9'2" x 17'8" (2.8 x 5.4)

With electric garage door, integral door into the entrance hall, lighting overhead and electric points throughout.

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 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



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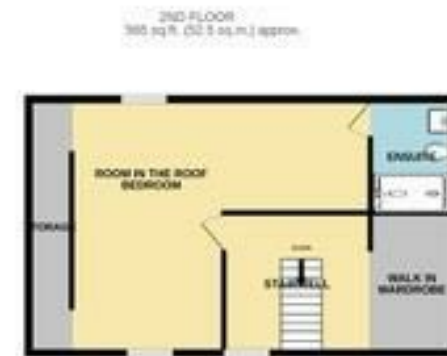




We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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: 2603 sq ft. (240.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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	81	81
(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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