



Grove.

FIND YOUR HOME

19 Brookland Road, Hagley, DY9 0JZ

Guide Price £490,000

# 19 Brookland Road

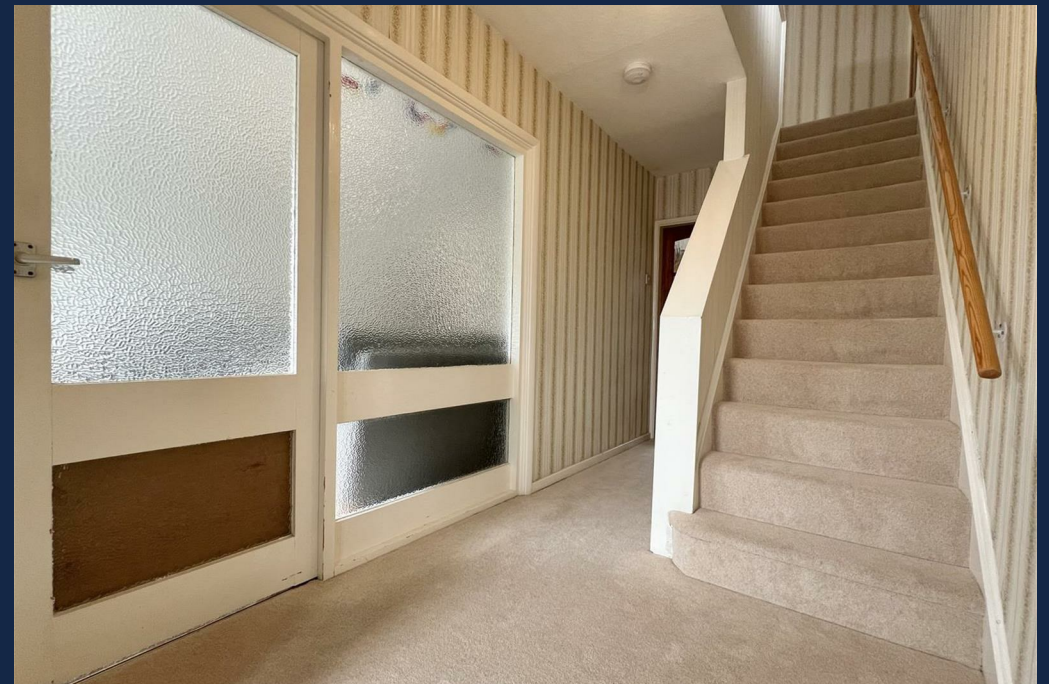
Grove are pleased to present this lovely three bedroom detached home located on Brookland Road in Hagley. Positioned just a short walk away from the village high street, local amenities such as a pharmacy, GP surgery, dentist, various shops and eateries are all within easy reach. Hagley also offers schooling at both primary and secondary level and for commuting, Hagley train station provides direct links to Birmingham and Worcester.

This wonderful family home comprises an entrance hall with ample storage, large living room with dining area offering views of the garden to the rear, a kitchen with utility and downstairs w.c., three bedrooms and a family bathroom.

Externally, the garden with patio and lawn area is a great space for children to play, or to host loved ones throughout the warmer months. There is also off road parking for two vehicles with the driveway and the garage offers further storage.

Please contact our Hagley office to arrange a viewing appointment.





### Approach

Approached via driveway with lawn to front, EV charger, solar panels to the roof and gate to side for access to the garden.

### Entrance Hall

With central heating radiator, storage cupboard and stairs to the first floor landing with understairs storage. Doors lead to:

### Living Room 11'5" x 16'0" (3.5 x 4.9)

With double glazed bow window to front, central heating radiator and opening into the dining area.

### Dining Area 8'10" x 10'9" (2.7 x 3.3)

With sliding doors to rear, central heating radiator and serving hatch through into the kitchen.

### Kitchen 11'9" x 10'9" (3.6 x 3.3)

With double glazed window to rear, central heating radiator and wood flooring. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and four ring hob with extractor fan overhead. There is an integrated oven and grill, along with space and plumbing for white goods. Door leads through into the utility.

### Utility

With doors to the garage and out to the garden, two storage cupboards and door to:

### W.C

With window to rear, w.c. and sink with tiled splashback.

### First Floor Landing

With obscured double glazed window to side, airing cupboard with house boiler and doors leading to:

### Bedroom One 11'5" x 14'1" (3.5 x 4.3)

With double glazed window to rear and central heating radiator.

### Bedroom Two 11'5" x 12'9" (3.5 x 3.9)

With double glazed window to front and central heating radiator.



# Grove.

FIND YOUR HOME



#### Bedroom Three 8'6" x 7'10" (2.6 x 2.4)

With double glazed window to rear, central heating radiator and access to loft via hatch.

#### Bathroom

With obscured double glazed window to side, central heating radiator and tiling to walls. There is a pedestal sink, w.c. and fitted bath with shower over.

#### Garage 17'4" x 7'6" (5.3 x 2.3)

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

#### Garden

With paved patio area, lawn and mature planter beds. The borders are established with fence panels and there is a gate to side for access.

#### 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



**Grove.**

FIND YOUR HOME

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 : 1224 sq.ft. (113.8 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.  
Made with Metropix ©2020

**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>87</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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Grove.

FIND YOUR HOME

Hagley  
129 Worcester Road  
Hagley  
DY9 0NN

T: 01562 270 270

E: [hagley@grovepropertiesgroup.co.uk](mailto:hagley@grovepropertiesgroup.co.uk)

W: [www.grovepropertiesgroup.co.uk](http://www.grovepropertiesgroup.co.uk)