



**Grove.**  
FIND YOUR HOME

Springbrook Gardens Station Drive, Blakedown, Kidderminster DY10 3LF

Guide Price £649,950

The Crosswood is a masterclass in contemporary architecture, perfectly balancing grand social spaces with quiet, practical corners. Standing proud within the exclusive Springbrook Gardens development in Blakedown, this 4-bedroom detached residence features an eye-catching, symmetrical facade and a layout specifically engineered to maximize natural light throughout the day.

Upon entering the central hallway, the home branches out into two beautifully proportioned living zones. To one side is the expansive lounge featuring windows to the front making it a bright and airy sanctuary for family movie nights or quiet relaxation. At the rear of the home sits a stunning, open-plan kitchen and dining area. Running the full width of the property, this space is perfect for busy family mornings and evening dinner parties alike. The dining area features double French doors that open out directly onto the rear garden, seamlessly blending indoor and outdoor living. The high-specification kitchen is complemented by a highly practical, separate utility room with direct garden access, and a convenient guest cloakroom/WC. The ground floor is completed by a dedicated study to the front of the home.

Upstairs, the grand central landing leads to four excellent bedrooms and a contemporary family bathroom. The principal bedroom is a luxurious retreat, boasting its own high-specification en-suite shower room. The remaining three bedrooms are incredibly versatile; two are generous doubles, while the fourth provides the perfect canvas for a nursery, a teenager's den, or a dedicated home office for remote working.

Springbrook Gardens offers a rare lifestyle balance. Situated just a short, flat stroll from Blakedown Railway Station, you can enjoy a stress-free, 34-minute direct train journey into Birmingham Snow Hill. The village itself offers a highly rated local school, an independent village shop, sports facilities, and cosy traditional pubs.







## SERVICE CHARGE

Please note there is an annual service charge of £244.66

## Council Tax - New Homes

Please note this new home has not yet been banded for Council Tax.

## 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.

## Money Laundering Regulations 2017

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

## Referrals

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.



- Deans
- Whitton
- Braxton
- Hampden
- Middleton
- Clarkston
- Crosswood
- Kingford
- Affordable Housing



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the important notice section at the back of this brochure for more information.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          | 93                      | 93        |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**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 alterations 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.

Saturday 9.00AM – 1.00PM.

# Grove.

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