



Grove.

FIND YOUR HOME

81 Sweetpool Lane, Hagley, DY9 0NY

Guide Price £900,000

81 Sweetpool Lane

Welcome to Sweetpool Lane, a small gated development within close proximity to Hagley High Street and the amenities it offers. Positioned at the top of the development, this substantial four/five bedroom detached family home offers flexibility and modern living for families of varying sizes- what is currently being used as a dining room could easily be used as a bedroom with its own separate shower room.

Upon approach via the large driveway, you are welcomed through the entrance hall into a spacious living room, dining room with shower room access and a fabulous kitchen diner to the rear with living space and separate utility. On the first floor, the main bedroom boasts a dressing area and ensuite shower room, family bathroom, the second bedroom with storage and ensuite and the further two bedrooms also offer built in storage.

Externally, the wrap around garden with large lawn, patio area and mature planter beds in a tranquil space offering privacy and a lovely area to host loved ones.

The property offers ample parking with a triple garage and driveway space for multiple vehicles, an essential in modern day life.

To arrange a viewing, please contact our Hagley office.





Approach

Approached via gated residents driveway with access to the triple garage and ample parking in front.

Entrance Hall

With two obscured double glazed windows to front, tiling to floor and stairs to the first floor landing. Doors lead to:

Living Room 13'5" x 18'8" (4.1 x 5.7)

With bay window to front, French doors to side and underfloor heating.

Dining Room/ Fifth Bedroom 14'1" max 8'6" min x 14'9" max 11'1" min (4.3 max 2.6 min x 4.5 max 3.4 min)

With double glazed bay window to front, underfloor heating and large double door cupboard. Door leads through to the shower room.

Shower Room

With chrome heated towel radiator, tiling to floor and splashback, floating vanity sink, w.c. and walk in shower cubicle.

Kitchen Diner 36'5" max 12'9" min x 14'5" max 10'9" min (11.1 max 3.9 min x 4.4 max 3.3 min)

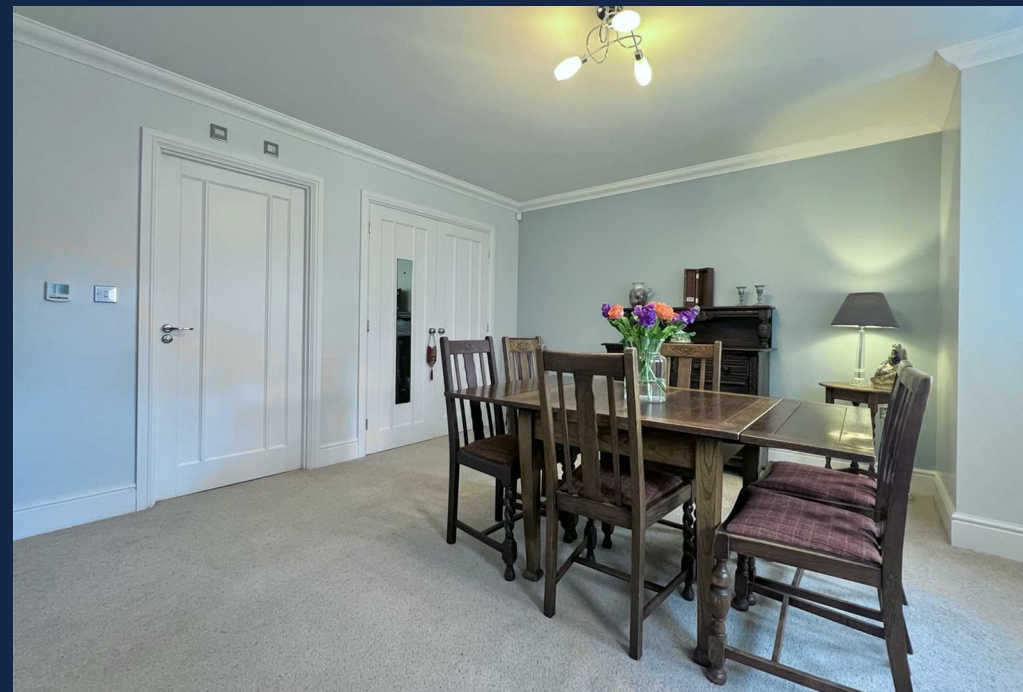
With dual aspect double glazed windows to side and rear, French doors out to the rear and tiling to floor with underfloor heating. Featuring a variety of fitted wall and base units with granite worksurface and large matching island, one and a half bowl stainless steel sink with drainage and gas hob with extractor fan overhead. Integrated appliances include dishwasher, Siemens oven and grill, along with space and plumbing for white goods. Doors give access to a good sized storage cupboard and utility room.

Utility 7'10" x 6'10" (2.4 x 2.1)

With double glazed window to side, door out to the garden and tiling to floor. There are fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods.

W.C.

With chrome heated towel radiator, tiling to floor and splashback, w.c and floating vanity sink.



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First Floor Landing

With double glazed window to front, central heating radiator and access to the loft via hatch. Doors lead to:

Bedroom One 14'5" max 11'5" min x 14'5" max 8'6" min (4.4 max 3.5 min x 4.4 max 2.6 min)

With double glazed bay window to front, central heating radiator and door to:

Dressing Area 7'10" x 5'2" (2.4 x 1.6)

With central heating radiator, spotlights overhead and door to ensuite.

Ensuite

With obscured window to side, chrome heated towel radiator and tiling to floor and half walls. There is a low level w.c., vanity sink and shower cubicle.

Bedroom Two 13'5" max 10'2" min x 14'1" max 3'7" min (4.1 max 3.1 min x 4.3 max 1.1 min)

With double glazed window to rear, central heating radiator and fitted storage cupboard. Door leads to:

Ensuite

With obscured double glazed window to rear, chrome heated towel radiator and tiling to floor and half walls. There is a w.c., vanity sink and shower cubicle.

Bedroom Three 14'5" max 10'9" min x 14'5" max 3'7" min (4.4 max 3.3 min x 4.4 max 1.1 min)

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

Bedroom Four 14'5" x 11'5" (4.4 x 3.5)

With double glazed window to front, central heating radiator and storage cupboard.

Bathroom

With obscured double glazed window to rear, chrome heated towel radiator and tiling to floor and half walls. There is a w.c., vanity unit, fitted bath with hand held shower and separate corner shower cubicle.



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Triple Garage 27'6" x 19'0" max 17'4" min (8.4 x 5.8 max 5.3 min)

With three up and over electric garage doors, lighting overhead, electric points and obscured window to side.

Garden

A wrap around garden with lawn, paved patio area and mature planter beds. The borders are established with fence panels and there is a gate to the front and rear 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 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



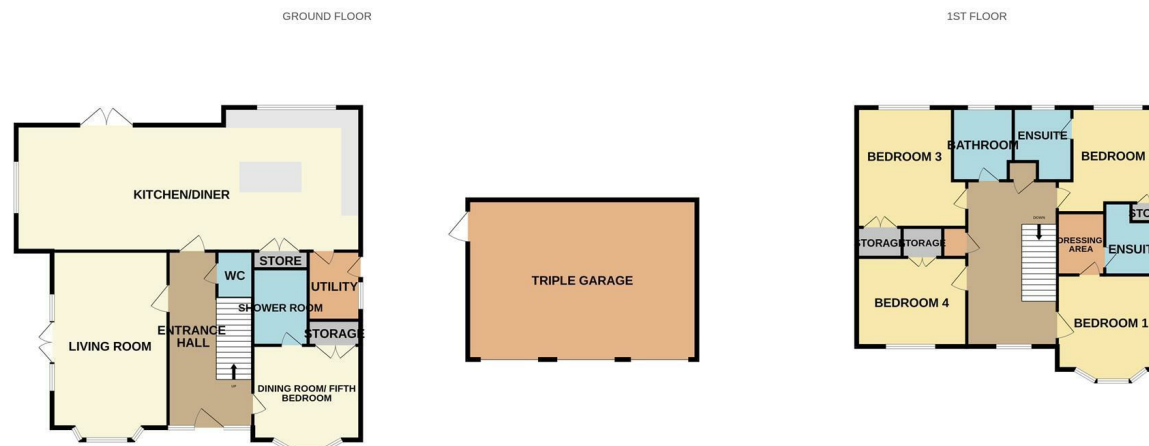
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who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will 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.



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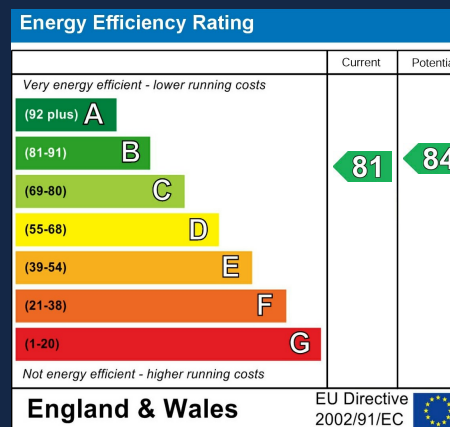
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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Hagley
129 Worcester Road
Hagley
DY9 0NN

T: 01562 270 270

E: hagley@grovepropertiesgroup.co.uk

W: www.grovepropertiesgroup.co.uk