



Grove.

FIND YOUR HOME

Springbrook Gardens Station Drive, Blakedown, Kidderminster DY10 3LF

Guide Price £899,950

Plot 5 is the final 5 bed Kingford, available with Part Exchange to sell your home, and over £4.9k upgrades fitted and free flooring throughout. Ready to move into!

Step through the threshold into a grand, welcoming entrance hall that immediately establishes the home's scale. To one side sits a beautifully proportioned 19ft lounge, filled with natural light courtesy of its feature bay window. Directly across the hall, a dedicated private study also features a front-facing bay window—offering an elegant, quiet space for remote working or a peaceful library retreat. To the rear lies the heart of the home: a 20ft open-plan kitchen and family dining space. Centred around a magnificent feature island, this space is flooded with light via overhead roof lights and striking bi-fold doors that erase the boundary between the interior and the private rear garden. Adjoining the kitchen is a formal dining room complete with its own set of French doors, plus a highly practical, standalone laundry utility room and a guest cloakroom/WC to keep everyday clutter well out of sight.

Upstairs, a bright, expansive gallery landing leads to five bedrooms, carefully designed to offer maximum privacy and flexibility. The principal suite is an oasis of luxury, featuring a dedicated walk-in dressing area that leads into a private, high-specification en-suite bathroom. Bedroom two also enjoys its own dedicated en-suite shower room. The remaining three double bedrooms share a contemporary family bathroom featuring both a bath and a separate walk-in shower.

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, all surrounded by mature woodland views and stunning Worcestershire countryside.





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



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.

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) A	95	95
(81-91) B		
(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	

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.

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