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24 Sweetpool Lane, DY8 2XE

Guide Price £625,000

24 Sweetpool Lane

A spacious four-bedroom semi-detached home on Sweetpool Lane in Hagley, this property is the ideal family home.

Located within easy reach of Hagley High Street, amenities are conveniently accessible and include vibrant eateries and pubs, various shops, a pharmacy, dentist, and GP surgery. For those with children, Haybridge High school and Hagley R.C are both just a short walk away and the village primary school is also walkable. Hagley also provides great commuter links via the train station and motorway networks, providing routes to the nearby major cities of Worcester and Birmingham.

Approached via the large driveway with ample off-road parking, the porch and entrance hall leads to a modern kitchen with breakfast bar, living room and snug with log burner, dining room and utility with dog wash station.

On the first floor, the main bedroom has a spiral staircase leading to excellent storage in the loft room and there are a further two double bedrooms, a fourth currently used as a dressing room, a bathroom and separate shower room with large walk in shower.

The garden to the rear is a lovely enclosed space for children to play and the perfect space to host friends and family during the warmer months.

Viewings are by appointment, please contact our Hagley office for bookings.













Approach
Approached via gravel driveway with ample off road parking and doors through into the porch.

Porch
With double glazed windows to front and door through into the entrance hall.

Entrance Hall
With central heating radiator, wood flooring and staircase to the first floor landing with understairs storage. Doors lead through to:

Snug 11'1" max 9'10" min x 12'9" max 2'11" min (3.4 max 3.0 min x 3.9 max 0.9 min)
With central heating radiator, feature fireplace with log burner, archway into the living room and sliding glass doors into the dining room.

Living Room 11'1" max 10'2" min x 12'1" max 2'11" min (3.4 max 3.1 min x 3.7 max 0.9 min)
Accessed via the snug with double glazed bay window to front and central heating radiator.

Kitchen 10'9" max 4'11" min x 18'8" max 8'10" min (3.3 max 1.5 min x 5.7 max 2.7 min)
With double glazed window to rear, central heating radiator and wood flooring. Featuring fitted wall and base units with worksurface over, sink with drainage and an AEG hob with extractor fan overhead. Integrated appliances include an oven, grill and dishwasher, along with space for further white goods. Doors lead through to the utility and dining room.

Dining Room 8'10" x 11'1" (2.7 x 3.4)
With double glazed French doors to rear, tiled wood effect flooring and sliding glass door into the snug.

Utility 8'6" x 9'6" (2.6 x 2.9)
With obscured window and door to the rear, space and plumbing for white goods and opening through into the garage.

W.C.
With w.c. and hand wash basin with a tiled splashback.

First Floor Landing
Split level landing with doors leading to:





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GIGGS
11





Bedroom One 11'5" max 10'2" min x 12'5" max 4'3" min (3.5 max 3.1 min x 3.8 max 1.3 min)
With double glazed window to rear, central heating radiator and feature original fireplace. Spiral staircase leads to the loft storage space.

Bedroom Two 12'9" max 11'5" min x 10'9" max 2'11" min (3.9 max 3.5 min x 3.3 max 0.9 min)
With double glazed window to front, central heating radiator and further electric heater.

Bathroom
With obscured double glazed window to front, heated towel radiator and tiling to splashbacks. There is a fitted vanity unit with hand wash basin and low level w.c., fitted bath with hand held shower over and inbuilt shelving for storage.

Bedroom Three 13'5" max 8'10" min x 8'6" max 5'6" min (4.1 max 2.7 min x 2.6 max 1.7 min)
With double glazed window to rear and central heating radiator.

Bedroom Four 8'2" x 9'6" (2.5 x 2.9)
With double glazed window to rear and central heating radiator.

Shower Room
With obscured double glazed window to front, heated towel radiator and tiling to floor and splashbacks. There is a low level w.c. ,pedestal sink, fitted storage and a large walk in shower with hand held shower and drench head.

Loft Storage Space 12'9" max 6'2" min x 13'1" max 2'11" min (3.9 max 1.9 min x 4.0 max 0.9 min)
With Velux skylight to rear and ample space for storage.

Garage 8'10" x 13'5" (2.7 x 4.1)
With roller shutter door to front, lighting overhead and electric points throughout.

Garden
With a paved patio offering ample space for both garden dining and lounge furniture, step up to the lawn with mature planter beds and shed for storage, and established borders with fence panels.





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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 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.







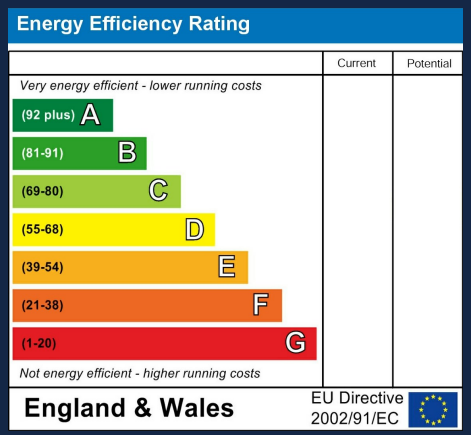
FLOORPLAN

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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.



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