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FIND YOUR HOME

6 Holly Place, Lea Castle, DY10 3FX

Guide Price £300,000

## 6 Holly Place

Welcome to this charming semi-detached house located on Holly Place in the picturesque area of Lea Castle, Kidderminster. This delightful property offers a perfect blend of comfort and style, making it an ideal family home.

Upon entering, you will find two spacious reception rooms, one currently being used as an additional bedroom, that provide ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle and offer flexibility for varying needs.

The property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. With enough room for family members or guests, these bedrooms are designed to accommodate your needs comfortably. Additionally, there are two modern bathrooms, ensuring convenience for busy mornings.

Outside, the property features parking for two vehicles. The surrounding area is known for its friendly community and beautiful scenery, making it a wonderful place to call home.

To arrange an appointment to view, please contact our Hagley office.





#### Approach

Approached via pathway with driveway to side and gate through into the garden.

#### Entrance Hall

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

#### Snug / Bedroom 4 8'10" x 6'2" (2.7 x 1.9)

With double glazed window to front, central heating radiator and wood flooring.

#### Kitchen Living Space 16'0" max 7'10" min x 19'4" max 9'2" min (4.9 max 2.4 min x 5.9 max 2.8 min)

With double glazed window to rear and doors through into the sun room, two central heating radiators and wood flooring. Featuring a variety of fitted wall and base units with worksurface over, stainless steel sink with drainage and hob with extractor fan overhead. There is an integrated oven along with space and plumbing for white goods. This space is open plan with both space for dining and lounge furniture.

#### Sunroom 8'10" x 7'10" (2.7 x 2.4)

With double glazed window to rear, French doors to side and wood flooring.

#### W.C.

With obscured double glazed window to front, central heating radiator, pedestal sink and w.c.

#### First Floor Landing

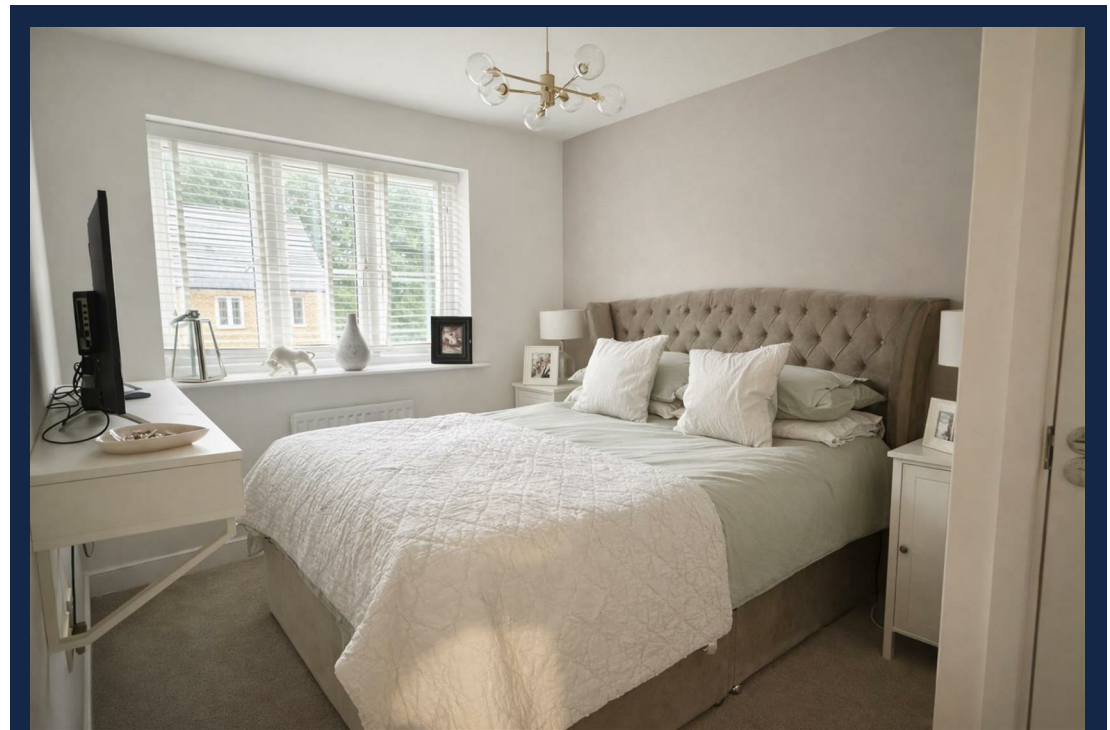
With central heating radiator, access to the loft via hatch and airing cupboard. Doors lead to:

#### Bedroom One 8'10" max 4'7" min x 14'1" max 8'10" min (2.7 max 1.4 min x 4.3 max 2.7 min)

With double glazed window to rear, central heating radiator and door through to the ensuite.

#### Ensuite

With central heating radiator, wood effect flooring, pedestal sink, w.c. and shower cubicle.



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Bedroom Two 8'10" max 4'7" min x 12'1" max 9'10" min (2.7 max 1.4 min x 3.7 max 3.0 min )

With double glazed window to front and central heating radiator.

Bedroom Three 7'2" max 3'3" min x 9'2" max 8'6" min (2.2 max 1.0 min x 2.8 max 2.6 min)

With double glazed window to rear and central heating radiator.

#### Bathroom

With obscured double glazed window to front, central heating radiator and wood effect flooring. There is a pedestal sink, w.c. and fitted bath with hand held shower over.

#### Garden

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

#### Garden Room

With windows to front, side and door into the garden. This space would be ideal as an office, play space for children or to enjoy as another room to relax.

#### 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 C.

#### 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.



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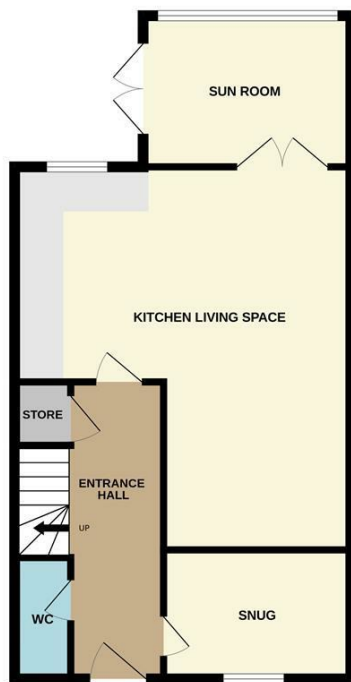
## Referral Fees

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.

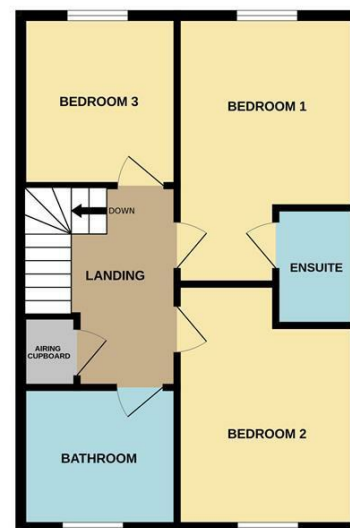
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

GROUND FLOOR



1ST FLOOR



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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**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>			<b>96</b>
(81-91) <b>B</b>		<b>84</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		

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