



Grove.

FIND YOUR HOME

3 The Croft, Blakedown, DY10 3JP

Guide Price £350,000

## 3 The Croft

A fabulous three bedroom semi-detached home with excellent potential, this property is ideal for any young family looking for their forever family home that comes with the bonus of being within walking distance of the local primary school, and having great commuter links to Birmingham and Worcester via the train station.

Positioned on the quiet cul de sac of The Croft, the property comprises two reception rooms, kitchen, sun room and downstairs bathroom. Upstairs there are three good sized bedrooms and a w.c. for convenience.

Externally, residents can enjoy a large garden with lawned area, a patio to sit out and enjoy the warmer months and for any keen gardeners, there is ample space to the rear for a vegetable patch and greenhouses.

There is also ample off road parking, with a driveway and car port allowing space for up to three vehicles.

To appreciate the space this property offers, please contact our Hagley office for a viewing. EPC=E





#### Approach

Approached via gated pathway with lawn to front, gated driveway with covered car port and access to the garden via the side of the property.

#### Porch

With door to side, glass windows surrounding and door through into the entrance hall.

#### Entrance Hall

With central heating radiator, stairs to the first floor landing with under stairs storage and doors leading to:

#### Lounge 11'1" max x 10'9" max (3.4 max x 3.3 max)

With double glazing window to front and central heating radiator.

#### Bathroom

With obscured double glazing window to rear, central heating radiator and tiling to half walls. There is a w.c., vanity wash hand basin with storage and corner bath with shower over.

#### Living Room 11'1" x 17'0" (3.4 x 5.2)

With dual aspect double glazing windows to front and side, central heating radiator and gas fireplace. There are doors through to the kitchen and pantry cupboard.

#### Pantry

With obscured window to rear and fitted shelving for storage.

#### Kitchen 12'9" x 7'6" (3.9 x 2.3)

With dual aspect double glazing window to side and rear, central heating radiator and tiling to floor and walls. There are fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods. Door leads through into the sun room.

#### Sun Room 13'5" x 4'11" (4.1 x 1.5)

With windows surrounding and door to side for access.

#### First Floor Landing

With access to loft via hatch, airing cupboard with the house boiler and doors leading to:



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Bedroom One 11'1" x 17'0" (3.4 x 5.2)

With dual aspect double glazing windows to front and side, central heating radiator and large storage cupboard.

Bedroom Two 13'9" max x 9'6" max (4.2 max x 2.9 max)

With double glazing window to front and airing cupboard with hot water tank.

Bedroom Three 10'2" x 6'10" (3.1 x 2.1)

With double glazing window to rear.

W.C.

With obscured window to rear and w.c.

Garden

An excellent space with paved patio area and pathway leading through the lawn to a further space at the rear, perfect for a vegetable patch or mature flower beds. The borders are established with fence panels and there is a pathway to the side for access. For storage, there are various sheds, greenhouses and an integrated coal store with electrics for white goods.

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 D.

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.



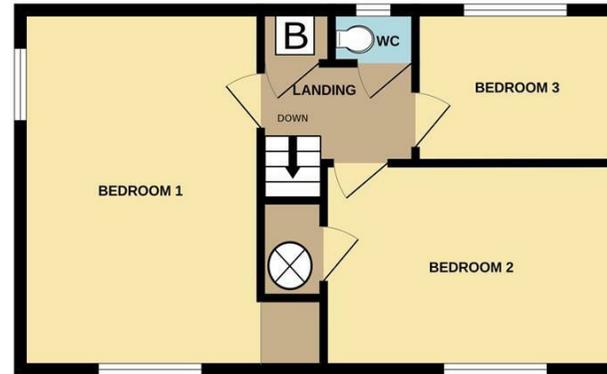
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GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 sq.m.) approx.

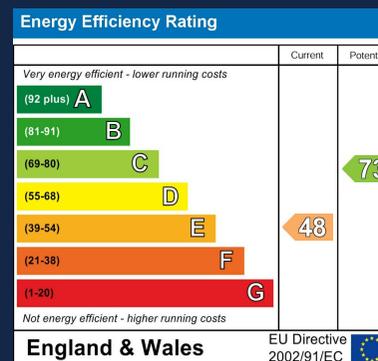
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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