



**Grove.**  
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59 Waresley Park, Hartlebury, DY11 7XF

Asking Price £550,000



# 59 Waresley Park

Located in Hartlebury on the ever popular Waresley Park, this stunning four bedroom detached property is stylish and full of charm. Having been renovated entirely, the home now offers a contemporary feel with open plan kitchen, dining and living space along with wall to wall glass doors out to the immaculately maintained garden, offering the perfect setting for hosting friends and family through all seasons.

The living room to the front of the property is a tranquil space to relax and unwind in the evenings with feature glass fireplace and leads through to the kitchen, maintaining the open plan feel whilst still being a separate space to branch off during the day.

Upstairs you will find three double bedrooms, the main with ensuite shower room and third bedroom with fitted wall to wall wardrobes for storage. The fourth bedroom, currently being used as an office space, could easily be converted back into a bedroom, offering flexibility for any potential purchaser's requirements.

Waresley Park is located in Hartlebury and is just a short drive to the city of Worcester, along with Kidderminster town centre in the opposite direction. The village of Hartlebury is home to attractions such as Hartlebury Castle, with it's museum and regular events, along Hartlebury Common which is popular with walkers. Commuters can also benefit from Hartlebury train station with links to Birmingham and Worcester.

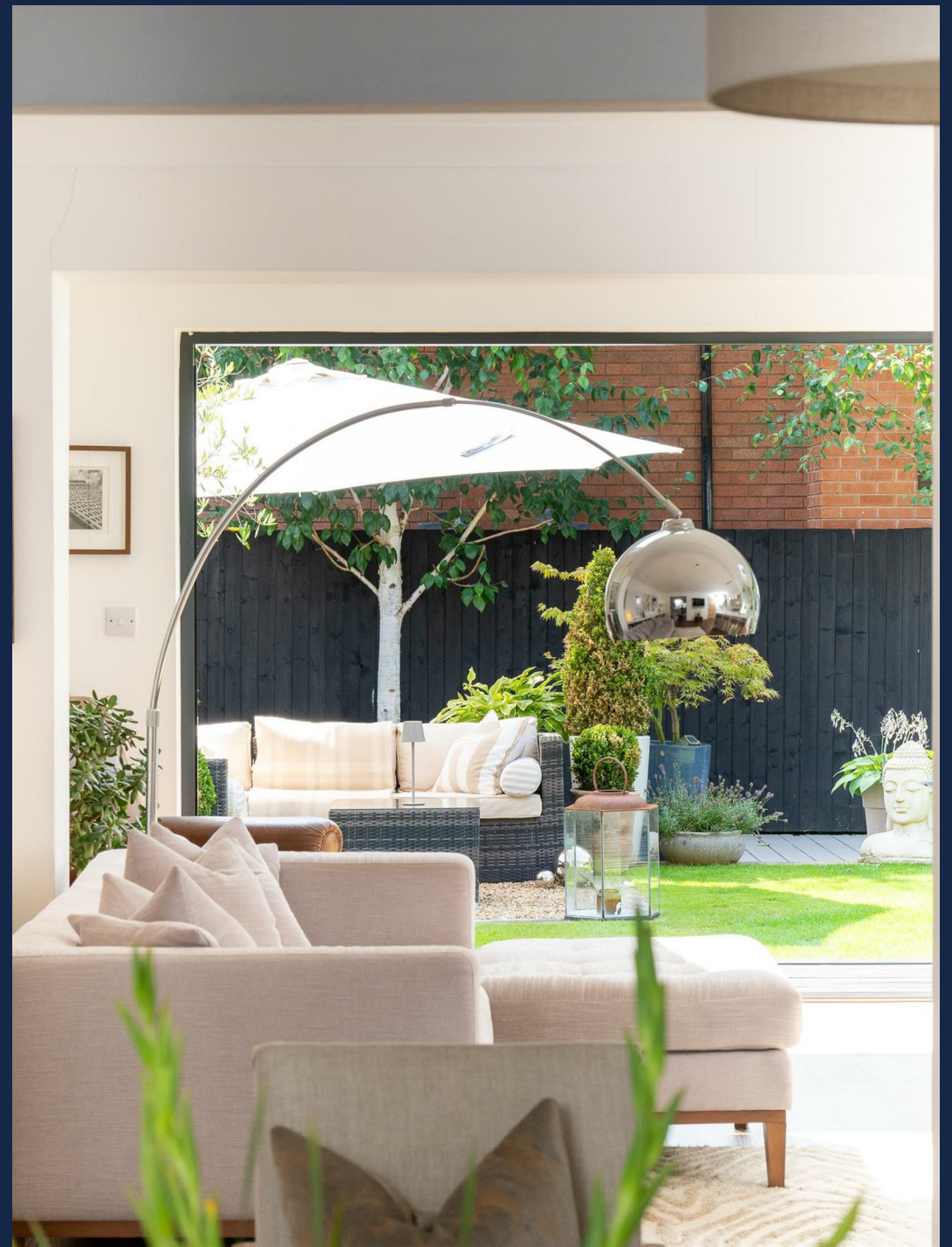
The property is positioned towards the end of the main cul de sac and benefits from the peaceful setting of fields to either side of the approach, along with far reaching views of the countryside beyond.













### Approach

Approached via block paved driveway with gravel area and gate to side for access to the garden.

### Entry Hall

With door to front, central heating radiator and wood flooring throughout. Stairs lead to the first floor landing with understairs store cupboard and doors lead to:

Living Room 12'9" max 12'1" min x 21'3" max 18'8" min (3.9 max 3.7 min x 6.5 max 5.7 min)

With double glazing bay window to front, two central heating radiators and wood flooring throughout. There is an inbuilt gas fireplace and an opening leading through into the kitchen diner.

Kitchen Diner 21'7" max 16'8" min x 18'8" max 7'2" min (6.6 max 5.1 min x 5.7 max 2.2 min)

With large double glazing sliding door out to the garden, two large Velux windows, two tall central heating radiators and wood flooring throughout. There are fitted bespoke wall and base units with granite worksurface over and matching island, stainless steel sink with drainage, integrated fridge and space for a range cooker with extractor fan over and mirrored splashback. This space offers ample room for both dining and living furniture and makes for a great space to host friends and family.

Utility 6'10" x 10'5" (2.1 x 3.2)

With double glazing window to rear and door for access to the garden, wood flooring and fitted base units with worksurface over. There is a stainless steel sink with drainage, the house boiler and space and plumbing for white goods. Internal door gives access to the garage.

### W.C.

With tiling to floor and splash back, chrome heated towel radiator, low level w.c. and fitted hand wash basin.

### First Floor Landing

With obscured double glazing window to side, airing cupboard and doors leading to:

Bedroom One 10'5" x 13'5" (3.2 x 4.1)

With double glazing window to rear, central heating radiator and large double door fitted wardrobe for storage. Door leads through to the ensuite.



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#### Ensuite

With obscured double glazing window to side, chrome heated towel radiator and tiling to floor, half walls and shower cubicle. Low level w.c., fitted sink and shower cubicle with hand held shower and drench head over.

#### Bedroom Two 9'10" x 12'1" (3.0 x 3.7)

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

#### Bedroom Three 7'10" (not into wardrobes) x 9'6" (2.4 (not into wardrobes) x 2.9)

With double glazing window to rear, central heating radiator and ample fitted wardrobes.

#### Bedroom Four 9'2" max 3'7" min x 9'10" max 6'10" min (2.8 max 1.1 min x 3.0 max 2.1 min)

With double glazing window to front, central heating radiator and wood flooring. There is also access to the loft via hatch.

#### Bathroom

With obscured double glazing window to side, chrome heated towel radiator and tiling to floor and half walls. Villeroy and Boch low level w.c., large floating sink and fitted bath with mirrored splashback.

#### Garage 8'2" x 18'4" (2.5 x 5.6)

With garage door, lighting overhead and electric points. There is an internal door through into the utility.

#### Garden

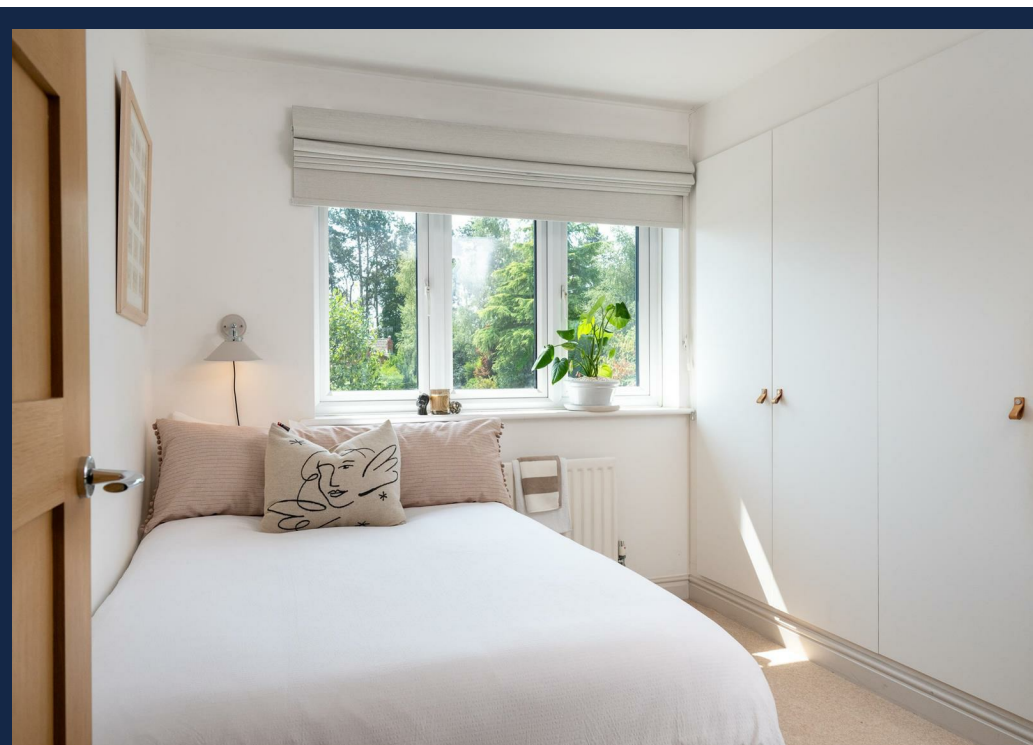
With decking steps down to the well maintained lawn, a gravel patio area for garden furniture and further decking area with pathway to the side for access. There is also a stylish water feature housing fish with a seating nook to enjoy the peace and quiet.

#### 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 F.



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## 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 Fee's

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  
764 sq.ft. (71.0 sq.m.) approx.



FIRST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1378 sq.ft. (128.0 sq.m.) approx.

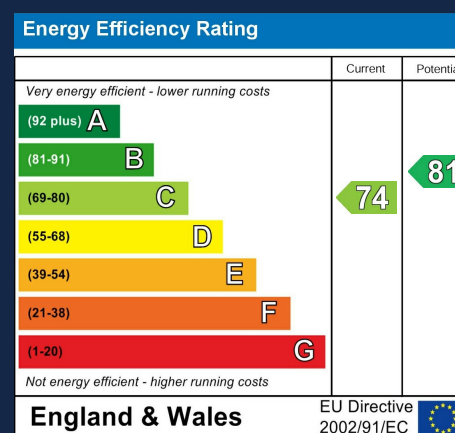
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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