



Grove.
FIND YOUR HOME

69 Stourbridge Road, DY9 0QS
Guide Price £220,000

69 Stourbridge Road

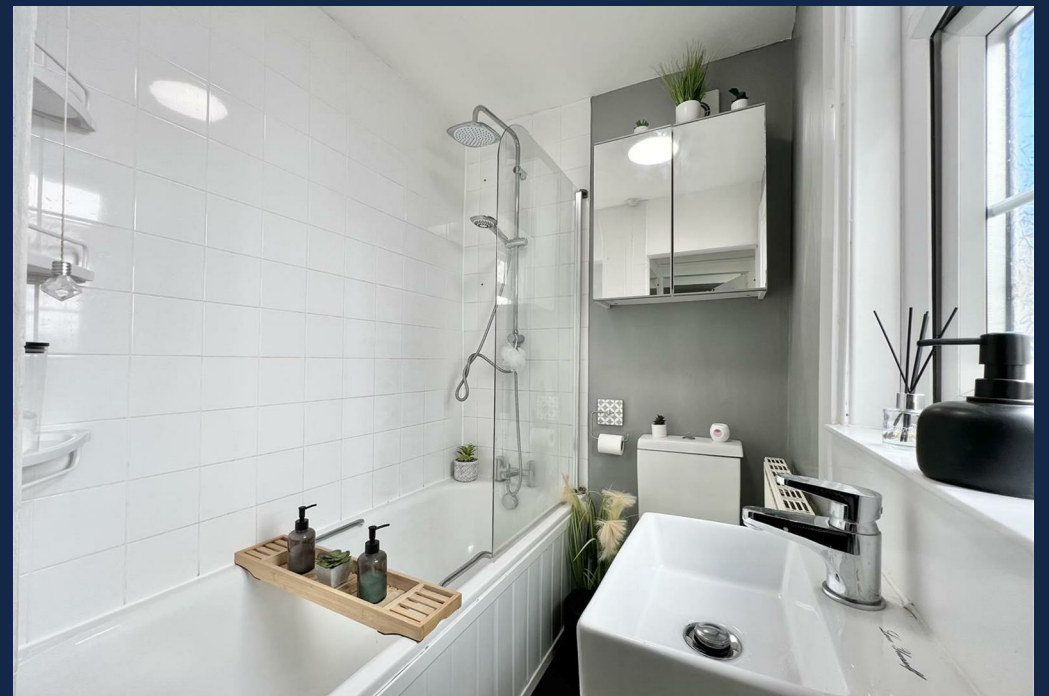
Situated on Stourbridge Road in the charming village of Hagley, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers, those looking to downsize, or investors. The property boasts a well-proportioned open plan reception rooms, providing a warm and inviting space for relaxation and entertaining with picturesque views of the Wychbury Hills.

The two bedrooms are thoughtfully designed, offering comfortable living quarters that can easily accommodate a small family or guests. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this home is the lovely garden, which includes a covered seating area, perfect for enjoying the outdoors regardless of the weather. The garden not only enhances the property's appeal but also provides a serene space to unwind after a busy day!

Situated in an excellent location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. With its charming features and prime location, this terraced house is a must-see for anyone looking to make a new home in Hagley!







Approach

via stone chipped driveway with front door leading to:

Lounge 11'9" max 10'5" min x 11'9" max (3.6 max 3.2 min x 3.6 max)

Double glazed window to front, central heated radiator, step down and open plan into:

Dining Area 11'9" max 7'10" min x 8'10" max (3.6 max 2.4 min x 2.7 max)

Double glazed obscured window to side, central heated radiator, door leading to stairs and bathroom, open plan into:

Kitchen 10'5" max 5'2" min x 12'1" max 3'7" min (3.2 max 1.6 min x 3.7 max 1.1 min)

Double glazed window to rear and door leading to garden, fitted wall and base units with work surface over, sink with drainage, tiling to splashback, space for free standing cooker.

Bathroom 4'11" x 5'6" (1.5 x 1.7)

Double glazed obscured window to side, low level w.c, sink, fitted bath with shower over.

First Floor Landing

Doors giving access to:

Bedroom One 12'1" max 11'1" min x 11'9" (3.7 max 3.4 min x 3.6)

Double glazed window to front, central heated radiator, access to loft.

Bedroom Two 8'6" x 9'2" max (into wardrobe) (2.6 x 2.8 max (into wardrobe))

Double glazed window to rear, central heated radiator.

Garden

Low maintenance garden with covered seating area.

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.

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.

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.

Council Tax

Tax band is C.

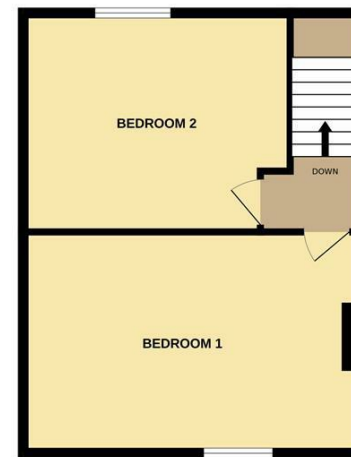
Grove.

FIND YOUR HOME

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 misstatement. 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 it's 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 alternations 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.

Grove.

FIND YOUR HOME

Hagley
129 Worcester Road

Hagley
DY9 0NN

T: 01562 270 270

E: hagley@grovepropertiesgroup.co.uk

W: www.grovepropertiesgroup.co.uk