Grove.

FIND YOUR HOME

3 Kidderminster Road, DY9 0PZ

Offers In The Region Of £650,000

3 Kidderminster Road

Welcome to this excellent family home located on the Kidderminster Road in Hagley. Positioned just a short walk away from Hagley high street, the local amenities are within easy reach and include a post office, GP surgery, dentist, pharmacy, various shops and eateries.

The local schooling is also within walking distance and caters to both primary and secondary level. For those who commute, the nearby motorway links are a ten minute car journey away and Hagley train station offers links to Birmingham and Worcester directly.

The property comprises a welcoming entrance hall, large living room and conservatory, separate dining room, kitchen, utility room, sun room and downstairs w.c.

The upstairs accommodation offers a main bedroom with ensuite shower room, a further two double bedrooms, a smaller fourth bedroom and the house bathroom.

Outside you will find a lawned garden with patio area, various mature planter beds with shrubs and trees, a summerhouse, workshop and shed for storage.

To arrange a viewing, please contact our Hagley branch.

Approach
Approached via large driveway with raised planter bed and hedging to front. There is a large gateway through to the garden, giving further vehicle access to the large separate garage.

Porch
With double glazing windows to either side and door through into the entrance hall.

Entrance Hall
With double glazing window to front, central heating radiator and wood flooring throughout. There are stairs leading to the first floor landing and doors lead to:

Living Room 12'1" x 20'4" (3.7 x 6.2)
With two double glazing windows to front, doors into the conservatory, two central heating radiators and a feature fireplace with electric fire insert.

Conservatory 11'9" x 12'9" (3.6 x 3.9)
With double glazing windows surrounding, French doors out to the garden and two central heating radiators.

Dining Room 10'2" x 10'5" (3.1 x 3.2)
With two double glazing windows to the front and central heating radiator.

Kitchen 12'5" x 10'2" (3.8 x 3.1)
With double glazing window to rear, central heating radiator and various fitted wall and base units with worksurface over. There is a stainless steel sink with drainage, five ring hob with extractor fan overhead and various integrated appliances such as a Neff oven and grill, dishwasher and fridge. Door leads through into the utility.

Utility 4'11" x 8'2" (1.5 x 2.5)
With chrome radiator, fitted wall and base units with worksurface over and space and plumbing for white goods. There is a large storage cupboard, along with the house boiler and door leads through into the sun room.

Sunroom 13'9" x 4'7" (4.2 x 1.4)
With double glazing windows surrounding and doors to both sides for access to the garden. There is also an internal door into the garage.

Grove.
FIND YOUR HOME

Downstairs W.C.
With obscured double glazing window to rear, central heating radiator, pedestal sink and w.c., along with understairs storage.

First Floor Landing
With double glazing window to rear, central heating radiator and access to the loft via hatch. Doors lead to:

Bedroom One 12'1" x 12'5" (3.7 x 3.8)
With two double glazing windows to front, central heating radiator and door to the ensuite.

Ensuite
With obscured double glazing window to rear, central heating radiator and tiling to walls. There is a low level w.c., bidet, vanity sink and corner shower cubicle.

Bedroom Two 12'1" x 10'2" (3.7 x 3.1)
With double glazing window to side and central heating radiator.

Bedroom Three 11'1" x 10'5" (3.4 x 3.2)
With two double glazing windows to front and central heating radiator.

Bedroom Four 6'10" x 6'2" (2.1 x 1.9)
With double glazing window to front and central heating radiator.

Bathroom
With obscured double glazing window to rear, chrome radiator and tiling to walls. There is a low level w.c., fitted vanity sink and fitted bath with hand held shower over. There is also an airing cupboard for storage.

Garage 16'0" max 7'10" min x 20'11" max 14'1" min (4.9 max 2.4 min x 6.4 max 4.3 min)
With up and over garage door, lighting overhead and electric points. There is also a fitted sink along with window and door through into the sun room.

Second Garage 17'4" x 19'0" (5.3 x 5.8)
With electric garage door, lighting overhead and electric.

Workshop 11'9" x 7'10" (3.6 x 2.4)
With lighting overhead and electric points.

Grove.
FIND YOUR HOME

Garden
With lawn area, planter beds with mature shrubs and trees and established borders with fence panels. There is a shed for storage, lovely summerhouse and patio area to the side to sit out and enjoy the warmer months. There is also access to the separate garage which has previously housed a large motorhome and has gated access from the driveway.

Separate Garage
With driveway to front and gated access via the driveway.

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.

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.

GROUND FLOOR
1423 sq.ft. (132.2 sq.m.) approx.

1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.

TOTAL FLOOR AREA : 2042 sq.ft. (189.7 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.
Made with Metropix ©2026

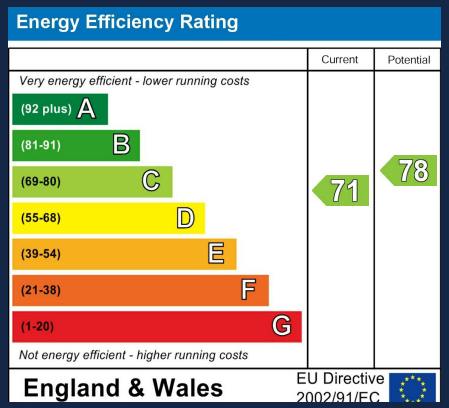
IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and 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