



1 The Sycamores

Nestled within a quiet community in the charming area of The Sycamores, Hagley, this delightful end terrace house is an excellent opportunity for first-time buyers, small families, or those looking to downsize. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining.

The spacious master double bedroom offers scope for a fitted wardrobe, with a versatile second bedroom that works equally well as a single bedroom, nursery, or dedicated home office.

The fully tiled bathroom has been recently refitted to a modern standard, featuring a walk-in shower, and is complemented by a recently installed combi boiler.

The property benefits from two allocated parking spaces in the private residents car park, situated directly outside the front of the house, with additional guest parking also available.

To the rear, the fully enclosed south-east facing garden has been lovingly maintained, with a sunny aspect, low-maintenance patio and established shrub borders.

The property is well-placed for everyday amenities, with shops, schools, and Hagley Playing Fields all within walking distance, alongside access to countryside walks including the North Worcestershire Path. Hagley train station is around 10 to 15 minutes on foot, with direct services to both Birmingham and Worcester, and the M5 and M42 are easily accessible for those who travel by car.

Do not miss the chance to make this lovely house your new home.





Approach

Via allocated parking for two vehicles, with small fore garden, door leading to:

Entrance Hallway

With central heated radiator and stairs leading to first floor. Doors lead through to:

Kitchen 7'10" max 5'2" min x 10'9" max 4'3" min (2.4 max 1.6 min x 3.3 max 1.3 min)

With double glazed window to front, central heated radiator and wood effect flooring. Featuring a variety of fitted wall and base units with worksurface over, one and half bowl stainless steel sink with drainage and a four ring hob with extractor fan overhead. There is an integrated Neff oven and space and plumbing for further white goods.

Lounge 11'5" max x 14'5" max (3.5 max x 4.4 max)

With central heated radiator, wood effect flooring and understairs storage cupboard. Sliding patio doors lead through to:

Conservatory 11'1" x 8'10" (3.4 x 2.7)

With double glazed windows surrounding, French doors leading to garden and wood effect flooring.

First Floor Landing

With access to the loft via hatch and doors leading to:

Bedroom One 11'5" max 8'6" min x 11'5" max 7'2" min (3.5 max 2.6 min x 3.5 max 2.2 min)

With double glazed window to front, central heated radiator and wood effect flooring. There is also an alcove for storage.

Bedroom Two 11'5" max x 6'10" max (3.5 max x 2.1 max)

With double glazed window to rear, central heated radiator and wood effect flooring.

Bathroom

With obscured window to side, central heated radiator and tiling to walls. There is a low level w.c, vanity sink unit with storage and a walk in shower cubicle with hand held shower and drench head over.

Garden

A low maintenance space with paved patio area, colourful mature shrub borders, shed for storage and a gate to side for access.





Council Tax
Tax band is C.

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.

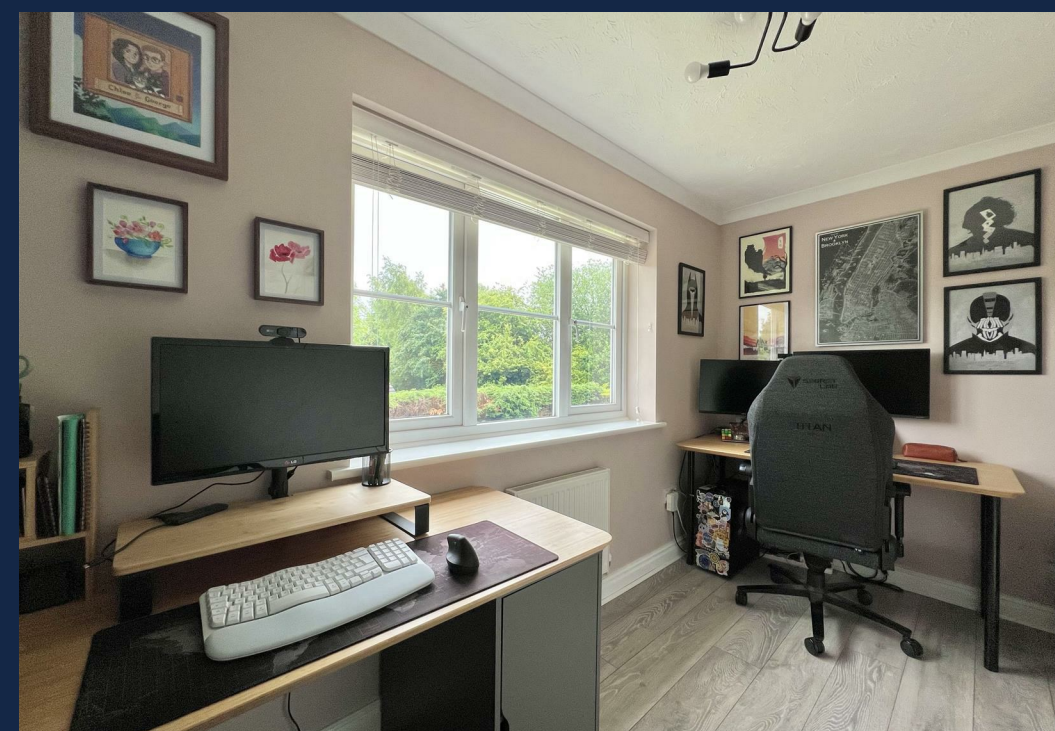
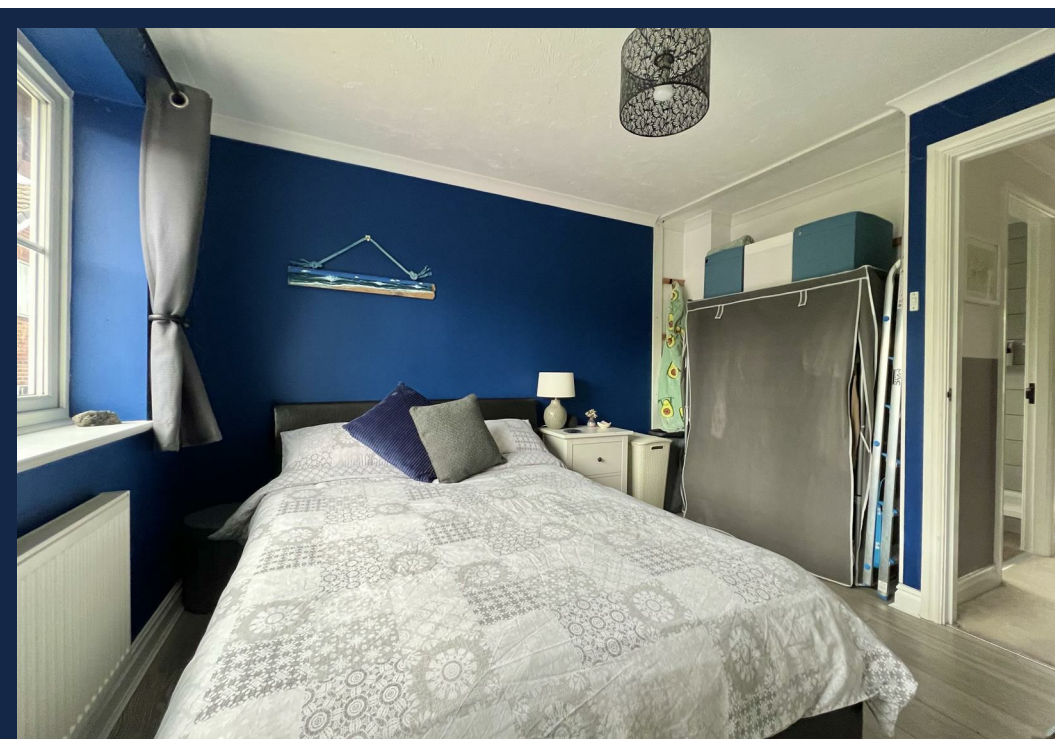
Money Laundering Regulations

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.



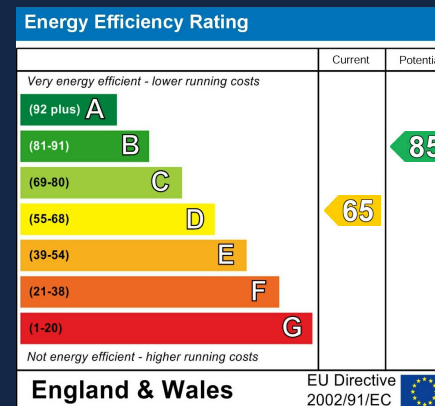
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Grove.

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