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9 South Road, Hagley, DY9 0JT

Asking Price £850,000

## 9 South Road

Welcome to this beautiful four bedroom detached family home on South Road in Hagley. A perfect blend of modern living with charming features, this property makes for a wonderful family home and is ideally located just a short walk away from Hagley village high street and the amenities it offers.

The village of Hagley offers both primary and secondary level schools catering to families with children of all ages and for commuters, Hagley train station provides direct links to Worcester, Birmingham and beyond.

The property comprises a cosy living room with log burner, a spacious kitchen diner with living space and doors out to the garden, downstairs w.c. and utility with access to the garage.

Upstairs there are four good sized bedrooms, the main with ensuite shower room, and a further family bathroom.

Externally there is a delightful garden with patio areas, well maintained lawn, raised pond feature and various mature planter beds. To the rear, a summerhouse provides a lovely space to sit and enjoy, whilst the shed and greenhouse offer further storage.

Viewings are by appointment and can be booked through our Hagley branch.







### Approach

Approached via large driveway with mature planter beds to front and sides, door through into the workshop and weather porch.

### Entrance Hall

With central heating radiator, wood flooring and stairs to the first floor landing. Doors lead to:

### Living Room 11'9" x 16'8" (3.6 x 5.1)

With double glazed bay window to front, central heating radiator and wood flooring. There is a feature log burner and glass doors lead through into the kitchen diner.

### Kitchen Diner 29'2" max x 17'8" max (8.9 max x 5.4 max)

With double glazed windows and doors to rear, three electric Velux skylights and wood flooring throughout. Featuring a variety of fitted wall and base units with worksurface over and a matching island, two sinks and a Neff hob. Integrated appliances include a dishwasher, Bosch oven along with full length Bosch fridge and separate full length freezer. There is also an AGA cooker and ample space for both living and dining furniture. Door leads through into the utility.

### Utility 5'10" x 16'0" (1.8 x 4.9)

With door to rear, central heating radiator and tiling to floor. There are fitted wall and base units with granite worksurface over, stainless steel sink with drainage and space and plumbing for white goods. Door leads through into the workshop and garage.

### W.C.

With obscured double glazed window to front, w.c and hand wash basin.

### First Floor Landing

With double glazed window to front, central heating radiator, air conditioning unit and airing cupboard. There is access to the loft via hatch and doors lead to:

### Bedroom One 11'9" x 15'1" (3.6 x 4.6)

With double glazed window to rear, central heating radiator and fitted wardrobes for storage. Door leads through into the ensuite.



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#### Ensuite

With obscured double glazed window to rear, chrome heated towel radiator and wood effect tiling to floor. There is a floating vanity sink, w.c., and shower cubicle with hand held shower and drench head over.

#### Bedroom Two 11'9" x 11'1" (3.6 x 3.4)

With double glazed window to front and central heating radiator.

#### Bedroom Three 11'5" max x 10'9" max (3.5 max x 3.3 max )

With double glazed window to rear, central heating radiator and fitted wardrobes for storage.

#### Bedroom Four 9'6" x 8'6" (2.9 x 2.6)

With double glazed window to front and central heating radiator.

#### Bathroom

With obscured double glazed window to side, chrome heated towel radiator and tiled flooring. There is a floating vanity sink, w.c., shower cubicle and fitted bath.

#### Workshop 5'6" x 16'0" (1.7 x 4.9)

With door to front, shelving, lighting overhead and electric points. Opening leads through into the garage.

#### Garage 8'10" x 15'8" (2.7 x 4.8)

With up and over garage door, lighting overhead and electric points.

#### Garden

With paved patio, steps leading to a further seating area with raised fish pond, lawn and mature planter beds with shrubs. There is a summerhouse to the rear along with a shed and greenhouse for storage and the borders are established with fence panels and hedging for privacy.

#### 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 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.



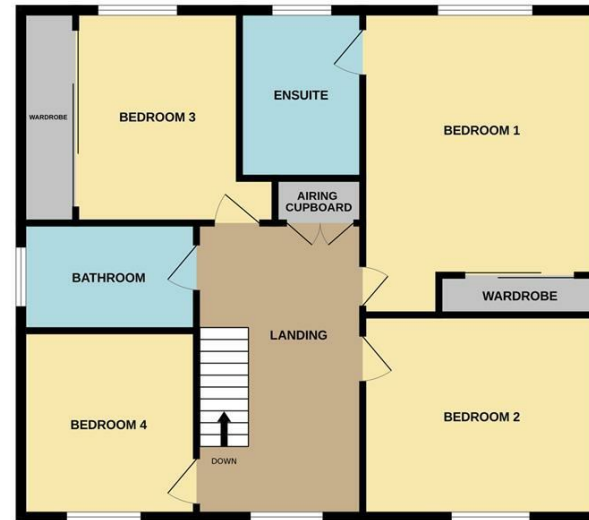
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GROUND FLOOR



1ST FLOOR



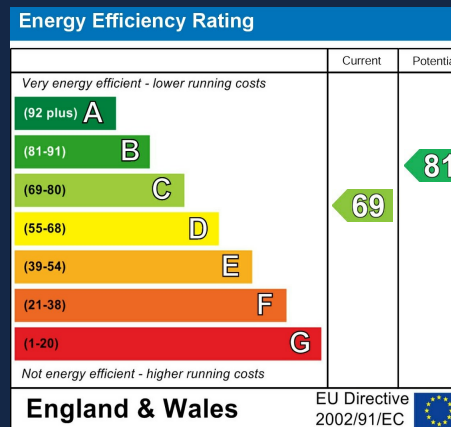
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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