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23 Meadow Croft, Hagley, DY9 0LJ

Guide Price £370,000

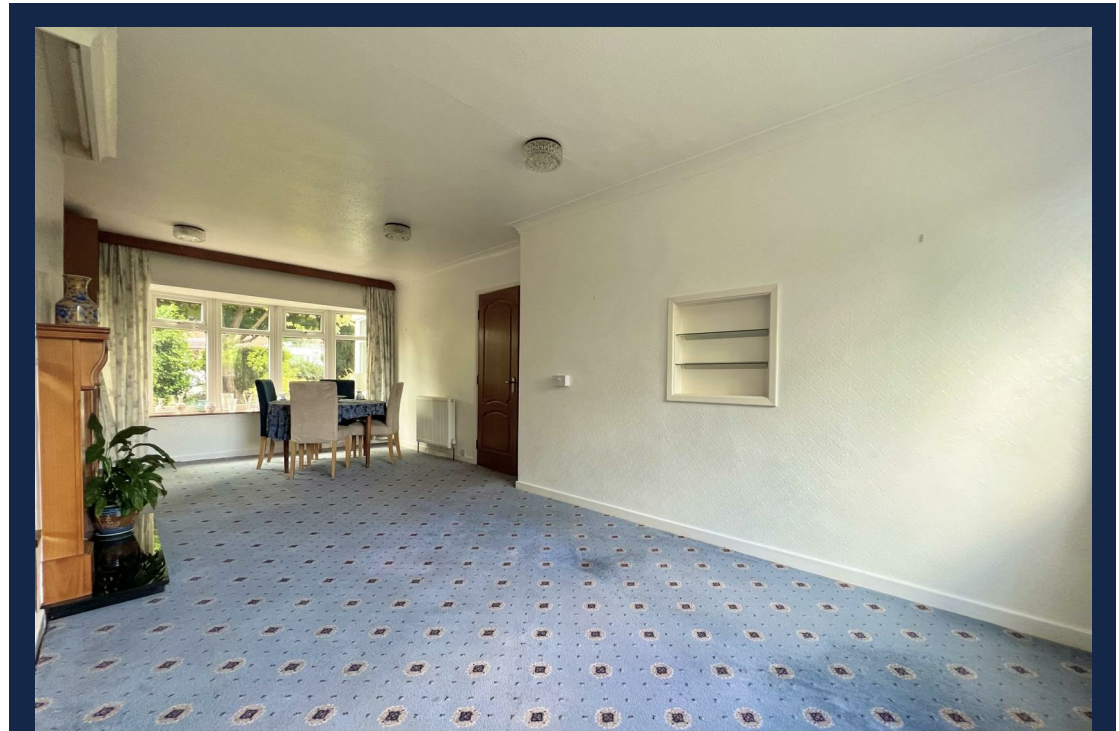
## 23 Meadowcroft

Welcome to Meadowcroft, a lovely three bedroom semi-detached property full of potential located on a quiet cul de sac! This property would be ideal for families looking to move into Hagley Village with the high street being just a short walk away, along with being in catchment for the schools at both primary and secondary level.

The property comprises a welcoming entry hall, a large reception room and kitchen, utility and downstairs w.c.. Upstairs you will find the three bedrooms, family bathroom and separate w.c.

The outside space offers a large family garden with patio area, lawns and various mature planter beds, a great space for hosting family and friends and for children to play.

This property is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in the picturesque surroundings of Hagley. Don't miss the chance to make this charming house your new home.





### Approach

Approached via block paved driveway with planter bed and mature trees to front, access to the garage and door into the porch.

### Porch

With double glazing door to front and windows surrounding, door through into the entry hall.

### Entry Hall

With central heating radiator, stairs to the first floor landing and doors leading to:

Living Room 11'5" max 9'2" min 23'3" max 10'5" min (3.5 max 2.8 min 7.1 max 3.2 min)

With double glazing bow window to front, further double glazing window to the rear, two central heating radiators and feature fireplace.

Kitchen 6'10" x 11'5" (2.1 x 3.5)

With double glazing window to rear, tiling to splashback and fitted wall and base units with worksurface over. There is a two bowl sink with drainage, four ring hob with extractor fan overhead, integrated cooker and grill and space and plumbing for white goods.

Utility 7'10" x 6'6" (2.4 x 2.0)

With central heating radiator, fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods. There is a door giving access to the garage and opening through into the rear lobby.

### Rear Lobby

With dual aspect double glazing windows to side and rear, door to side for access to the garden and door into storage cupboard. Further door leads to:

### W.C.

With obscured double glazing window to rear, tiling to walls, pedestal sink and w.c.

### First Floor Landing

With obscured double glazing window to side, access to the loft via hatch and doors leading to:

Bedroom One 9'6" max 7'10" min x 11'1" (2.9 max 2.4 min x 3.4)

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



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Bedroom Two 9'6" x 11'9" (2.9 x 3.6)

With double glazing window to front, central heating radiator and fitted vanity unit with desk.

Bedroom Three 7'10" max 3'7" min x 8'10" max 6'2" min (2.4 max 1.1 min x 2.7 max 1.9 min)

With double glazing window to front, central heating radiator, fitted storage with desk area and shelving, along with storage cupboard.

Shower Room

With obscured double glazing window to rear, central heating radiator, fitted sink and shower cubicle. There is also an airing cupboard for storage.

W.C.

With obscured double glazing window to rear, tiling to half walls and w.c.

Garage 7'10" x 17'8" (2.4 x 5.4)

With up and over garage door, fitted wall and base units with worksurface over, lighting overhead and electric points. There is also the house boiler, fuse box and internal door through into the utility.

Garden

With patio area and steps down to the well maintained lawn, mature planter beds and stepping stone pathway through to a further lawn with shed for storage. To the rear is also a summerhouse with electric and lighting overhead, ideal for enjoying the warmer months or for a potential office or games room.

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 D.



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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.

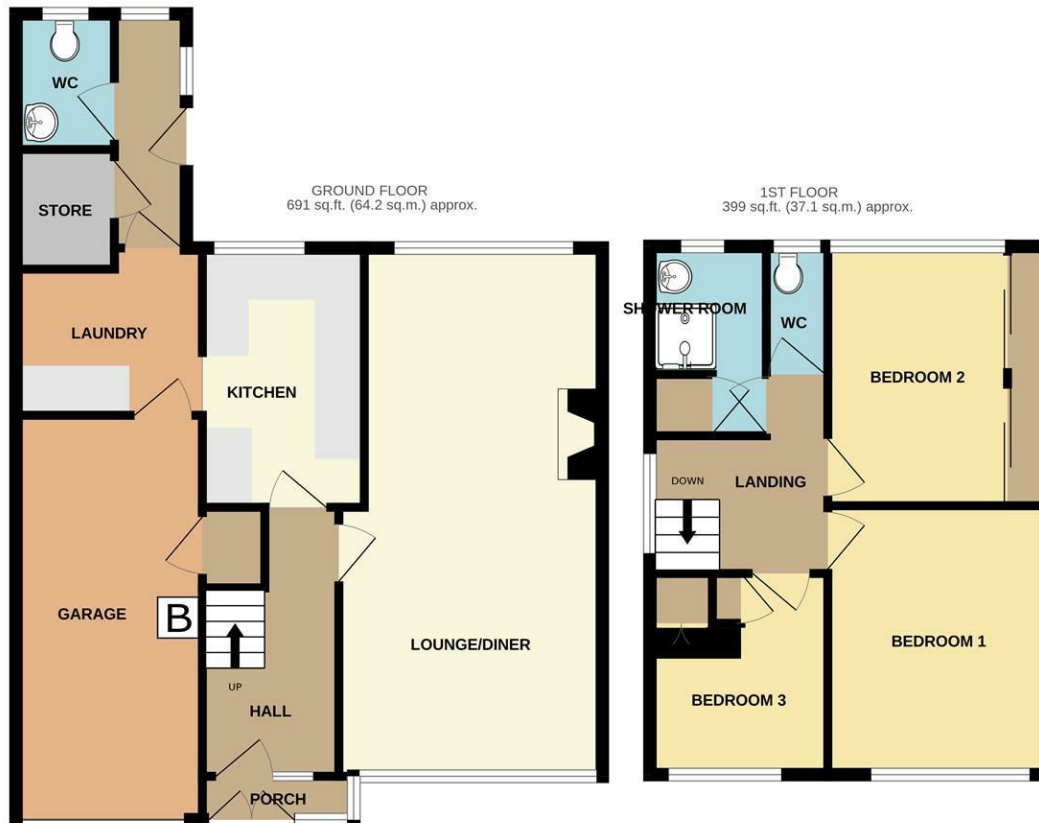
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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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TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

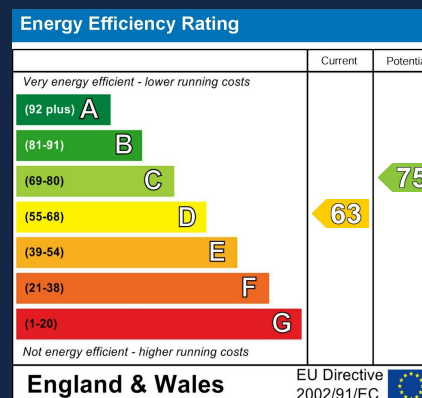
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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