



Grove.

FIND YOUR HOME

The Forge, Worcester Road, DY10 4LJ

Guide Price £680,000

The Forge

Welcome to The Forge, a truly unique four bedroom detached family home and piece of local history! Listed on the Chaddesley Corbett Local Heritage list, this property is the site of Forge Cottage in Harvington and still boasts the original Smithy building. Carefully renovated and reconfigured with tasteful additions such as the balcony from the main bedroom and a feature open fireplace in the dining room with a log burner, many of the character features remain whilst also being suitable for modern day living.

The property briefly comprises a large living room with oak parquet flooring and Double glazed bifold doors to the rear, a large utility with w.c. and understairs storage, dining room with original oak overhead beams, a traditional kitchen with walk in pantry and a lovely sunroom with views out onto the garden and a gardeners w.c.

Upstairs, the main bedroom with vaulted ceiling has its own private balcony and access to the Jack and Jill bathroom. There are a further three bedrooms and the house bathroom with freestanding clawfoot bath tub.

Externally, the gardens are thoughtfully sectioned into a cottage garden with seating, further large lawn with pathway leading to a pergola seating area and fenced vegetable garden with greenhouses.

To arrange a viewing, please contact our Hagley branch.





Approach

Approached via paved pathway with weather porch area and gate to side leading to the gravel driveway, offering parking for multiple vehicles and EV charger.

Entrance Hall

With smart central heating radiator, wood flooring and oak doors through to:

Living Room 10'9" x 16'8" (3.3 x 5.1)

With double glazed window to front, double glazed bifold doors to the rear, smart central heating radiator and herringbone oak wood flooring.

Dining Room 14'1" x 13'5" (4.3 x 4.1)

With double glazed window to front and feature window with stained glass to side, central heating radiator and parquet wood flooring. There is a large brick feature fireplace with log burner and wood beam mantle, along with character beams overhead. Stairs lead to the first floor landing and door leads through to:

Kitchen 9'6" x 20'4" (2.9 x 6.2)

With dual aspect double glazed windows to front and rear, central heating radiator and flagstone tiles to floor. There are fitted oak base units with granite and oak work surface over, and Belfast sink, a matching island with granite work surface over. There is space for a range cooker with extractor fan over, an integrated dishwasher, fridge freezer and wine fridge. Opening leads through to the pantry and door leads through into the sun room.

Pantry

With obscured window to side, flagstone tiled flooring, shelves for storage and space for white goods.

Sun Room 22'11" x 7'2" (7.0 x 2.2)

With double glazed windows surrounding, doors out to the garden, smart central heating radiator and tiled flooring.

W.C.

Accessed via the sun room with tiled flooring and walls, w.c. and sink.

Utility

With obscured window to rear, central heating radiator, wood flooring and understairs storage. There is a w.c., sink and space and plumbing for white goods.



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First Floor Landing

With window to rear, smart central heating radiator and storage cupboard incorporating the central heating boiler. There are character beams overhead and oak doors lead to:

Bedroom One 21'7" max 10'9" min x 17'0" max 6'2" min (6.6 max 3.3 min x 5.2 max 1.9 min)

With two double glazed windows to front, double glazed doors out to the balcony at the rear, smart central heating radiator and fitted storage.

Jack and Jill Bathroom

With double glazed skylight to rear, central heating radiator and tiling to floor and walls. There is a pedestal sink, w.c., fitted corner shower with power shower and freestanding claw foot bath.

Bedroom Two 14'1" max x 11'1" max (4.3 max x 3.4 max)

With double glazed window to front and smart central heating radiator.

Bedroom Three 9'10" x 9'10" (3.0 x 3.0)

With double glazed window to front and smart central heating radiator.

Bedroom Four 10'2" x 10'2" (3.1 x 3.1)

With dual aspect double glazed windows to rear and side, smart central heating radiator and beams overhead.

Bathroom

Accessed via sliding oak door from the landing, central heating radiator and tiling to floor and walls. There is a vanity sink, w.c. and freestanding clawfoot bath with hand held shower.

Garden

A great space with various areas to enjoy, there is a covered seating area with steps and pathway leading to a lawned space with mature planter beds and gate to side for access. There is a further large lawn with pathway leading to a pergola seating area and fenced vegetable patch with various planters and greenhouses.

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.



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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.



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GROUND FLOOR
1272 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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