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25. Woodland Avenue, Hagley, DY8 2XQ

Asking Price £525,000

25 Woodland Avenue

Presented towards the top of a cul de sac, on a lovely plot, this charming four bedroom semi-detached home on Woodland Avenue is an ideal forever family home!

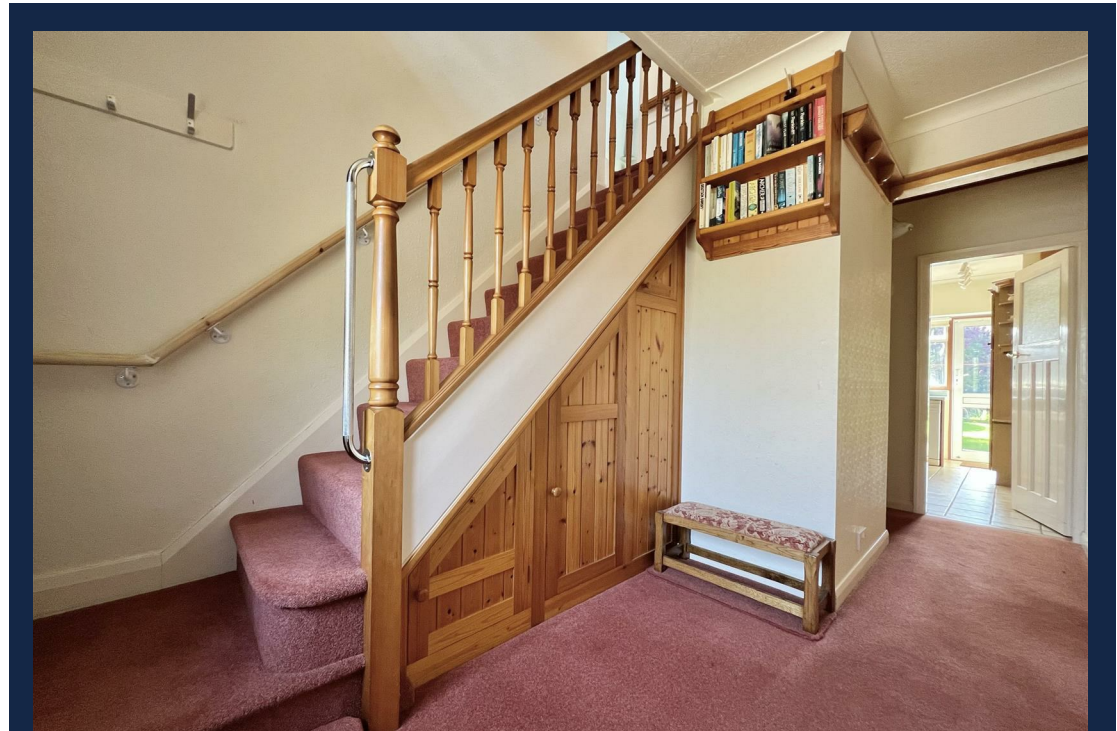
Located just off Sweetpool Lane, the property is within walking distance of Haybridge High School, along with Hagley Village primary school ensuring families with children of all ages are catered for. The village high street is also just a short walk away offering various amenities such as a GP surgery, pharmacy, various pubs and eateries, a dentist and shops.

Comprising a welcoming entrance hall, dining room with bay window, large living room and kitchen with views out onto the garden. For convenience there is also a downstairs w.c. and an integral door through into the garage.

Upstairs, there are four bedrooms bright and airy bedrooms, a bathroom and separate shower room, ideal for busy mornings!

To the rear, a peaceful garden with large patio area and lawn is an ideal space to host loved ones and for children to play.

Viewings are via appointment and can be arranged via our Hagley office.







Approach

Approached via driveway with raised planter bed, mature shrubs and weather porch area.

Entrance Hall

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

Dining Room 11'1" x 12'1" (3.4 x 3.7)

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

AGENTS NOTE: This space is currently being used as a bedroom.

Living Room 10'5" x 18'4" (3.2 x 5.6)

With sliding glass doors to the rear, central heating radiator and feature fireplace.

Kitchen 13'1" x 11'5" (4.0 x 3.5)

With two double glazed windows and door to rear, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and four ring hob with extractor fan overhead. There is an integrated oven, grill and space and plumbing for white goods.

W.C

With w.c. and hand wash basin.

First Floor Landing

A split level landing with obscured double glazed window to front, central heating radiator and access to the loft via hatch. Doors lead to:

Bedroom One 10'2" x 12'5" (3.1 x 3.8)

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

Bedroom Two 11'5" x 10'5" (3.5 x 3.2)

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

Bedroom Three 7'10" x 10'9" (2.4 x 3.3)

With double glazed window to front and central heating radiator.

Bedroom Four 7'10" x 9'2" (2.4 x 2.8)

With double glazed window to rear and central heating radiator.



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Bathroom

With obscured double glazed window to rear, central heating radiator and tiling to half walls. There is a w.c., hand wash basin, bidet and fitted bath, along with airing cupboard for storage.

Shower Room

With tiling to walls and fitted shower cubicle.

Garage 8'2" x 17'8" (2.5 x 5.4)

With garage door to front, space and plumbing for white goods, lighting overhead and electric points. There is also an internal door into the entrance hall.

Garden

With large patio area, steps down to the lawn with various mature planter beds, shrubs and trees, shed for storage and established borders with fence panels.

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 E.

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 : 1393 sq.ft. (129.4 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			75
(55-68) D		55	
(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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