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1 Hagley Close, DY9 9LP

Asking Price £800,000

# 1 Hagley Close

Positioned on the ever popular, quiet cul de sac of Hagley Close, this impressive six bedroom detached property is the ideal family home! Located a stones throw away from Hagley Hall, Hagley Close offers its residents easy access to the local amenities within the village whilst also maintaining a rural aspect, with far reaching views of Wychbury Hill.

Comprising two large reception rooms, bright and airy kitchen with snug sitting area, utility and downstairs w.c., the ground floor accommodation suits families of all ages and sizes, with space to spend time together or to branch out for privacy.

On the first floor you will find the six bedrooms; the main with ensuite shower room, the second with its own w.c. and the sixth bedroom is currently used as a useful office space. The large house bathroom completes the first floor.

Externally, the manageable garden provides a lovely patio area to enjoy sitting out during the warmer months and the lawn is a great space for children to play and enjoy with loved ones. The large driveway provides ample parking for multiple vehicles, along with the double garage.

To appreciate the space on offer both internally and externally, please contact our Hagley branch for a viewing appointment.







### Approach

Approached via large sloped driveway with lawns to front, steps and pathway up to the front door and side access via gate into the garden.

### Porch

With door through into the entrance hall.

### Entrance Hall

With obscured double glazed window to front, central heating radiator and stairs to the first floor landing with understairs store cupboard. Doors lead to:

### Dining Room 25'3" max x 12'9" max (7.7 max x 3.9 max)

With dual aspect double glazed windows to front and side, French doors to the rear, two central heating radiators and feature fireplace.

### Living Room 15'8" x 17'0" (4.8 x 5.2)

With double glazed window to front, central heating radiator and feature fireplace.

### Kitchen 9'2" x 14'9" (2.8 x 4.5)

With double glazed window to rear, central heating radiator and wood flooring. 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. Integrated appliances include a dishwasher, fridge, wine fridge and NEFF oven, grill, warming drawer and microwave. There are also two pantry cupboards and opening leads into the snug area.

### Snug 12'1" x 10'5" (3.7 x 3.2)

With French doors to the garden, central heating radiator, wood flooring and doors through into the utility and living room.

### Utility 12'1" x 5'10" (3.7 x 1.8)

With double glazed window to rear, central heating radiator and wood flooring. There are fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods. In addition, the house boiler is located here and there is an integral door through into the garage.

### W.C.

With tiled flooring, central heating radiator, w.c. and a fitted vanity sink.

### First Floor Landing

Split level landing with airing cupboard and doors leading to:



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Bedroom One 15'8" max x 12'1" max (4.8 max x 3.7 max)

With dual aspect double glazed windows to rear and side, central heating radiator and door through into the ensuite.

Ensuite

With obscured window to rear, chrome heated towel radiator, w.c., large vanity sink and shower cubicle.

Bedroom Two 12'5" x 12'9" (3.8 x 3.9)

With double glazed window to rear, central heating radiator and fitted wardrobes for storage with vanity desk. There are double doors through into the w.c.

W.C.

With obscured window to rear, w.c. and hand wash basin.

Bedroom Three 12'5" x 12'9" (3.8 x 3.9)

With double glazed window to front and central heating radiator.

Bedroom Four 9'6" max 6'6" min x 13'5" max 4'7" min (2.9 max 2.0 min x 4.1 max 1.4 min)

With double glazed window to front and central heating radiator.

Bedroom Five 12'5" x 8'6" (3.8 x 2.6)

With dual aspect double glazed windows to front and side and central heating radiator.

Bedroom Six 9'2" x 7'2" (2.8 x 2.2)

With double glazed window to front and central heating radiator. Agents note: This space is currently used as an office.

Bathroom

With obscured double glazed window to rear, central heating radiator and tiling to half walls. There is a pedestal sink, w.c., bidet and corner bath with shower over.

Garage 19'4" x 21'11" (5.9 x 6.7)

With two up and over garage doors, window and door to rear, lighting overhead and electric points.

Garden

With paved patio area, steps up to the lawn with various mature planter beds and shrubs 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 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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## FLOORPLAN

**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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