13 Waldron Mews,
Hagley, DY9 0XZ

Asking Price £230,000

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13 Waldron Mews

Grove are delighted to present this excellent two bedroom property on the Bromsgrove Council Discount Open Market Scheme located on Waldron Mews in Hagley!

Ideal for young families, couples and those looking to get onto the property ladder, this well presented home is just a short distance from Hagley High Street and gives its residents easy access to local amenities included a GP surgery, pharmacy, various shops and eateries, alongside schooling at both primary and secondary level.

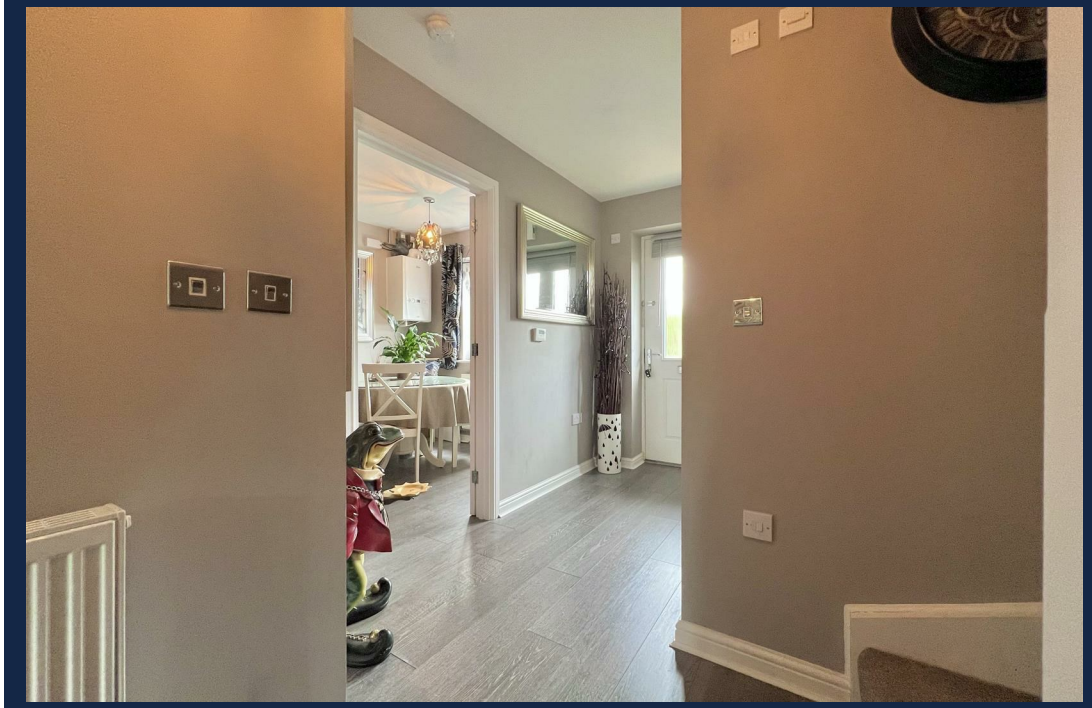
Comprising a modern kitchen with dining area, living room with French doors and views out onto the garden, a downstairs w.c., two double bedrooms and the family bathroom, the accommodation internally offers flexibility to spend time together or to branch out for privacy.

To the rear, the charming garden with patio area, lawn and established plant beds with mature shrubs is a peaceful oasis to unwind after a busy day, or as a safe space for children to play.

To the front of the property is a driveway with space for one vehicle which could easily be converted to allow parking for a second vehicle.

To arrange a viewing and request an application form, please contact our Hagley office.













Approach
Approached via driveway with path and mature shrubs. There is a pathway giving side access via gate to the rear garden.

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

Kitchen Diner 9'6" max 7'6" min x 13'9" max 3'11" min (2.9 max 2.3 min x 4.2 max 1.2 min)
With double glazed window to front, central heating radiator and laminate wood effect flooring. Featuring a variety of fitted gloss 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 also an integrated oven along with space and plumbing for white goods and further space for a dining table and chairs.

Living Room 17'0" max 14'1" min x 9'6" max 6'2" min (5.2 max 4.3 min x 2.9 max 1.9 min)
With double glazed window and French doors to rear, central heating radiator and laminate wood effect flooring. There is also a feature fireplace with electric fire and an understairs store cupboard.

W.C.
With obscured double glazed window to front, central heating radiator and laminate wood flooring. There is a pedestal sink and w.c.

First Floor Landing
With access to the loft via hatch and ladder, airing cupboard and doors leading to:

Bedroom One 17'4" max 9'6" min x 9'10" max 6'6" min (5.3 max 2.9 min x 3.0 max 2.0 min)
With two double glazed windows and central heating radiator.

Bedroom Two 9'6" x 13'5" (2.9 x 4.1)
With double glazed window to front and central heating radiator.

Bathroom
With obscured double glazed window to front, central heating radiator and tiling to splashback. There is a pedestal sink, w.c. and fitted bath with shower over.

Garden
With paved patio area and pathway leading up through lawn to a shed for storage. There are mature planter beds, shrubs for privacy and fence panel borders, along with a gate to side for access and an awning for the warmer months.

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. We are advised that there is an annual site management fee of £332.68 for the maintenance of the communal lawns and play area.

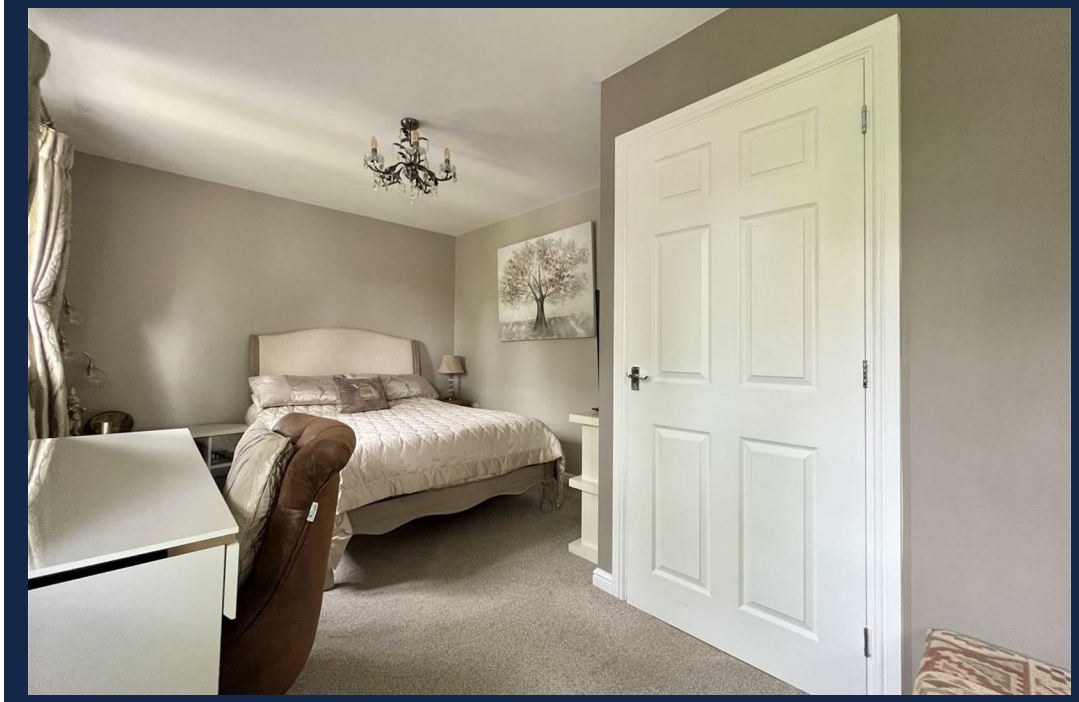
Council Tax
Tax band is C.

Discount Open Market Scheme
This house is sold under the Discount Open Market Scheme offered by Bromsgrove Council. This scheme gives the purchaser a 70% discounted sale price on the property. Unlike some other forms of low-cost home ownership (e.g. shared ownership) with discounted sale properties the purchaser owns their home outright – no other party retains a share of the equity, but the initial price and each subsequent resale is subject to the same percentage discount. The owner is responsible for all repair and maintenance costs. Any proposed buyer will need to fill in a eligibility criteria form, please contact us for further information.

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

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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.



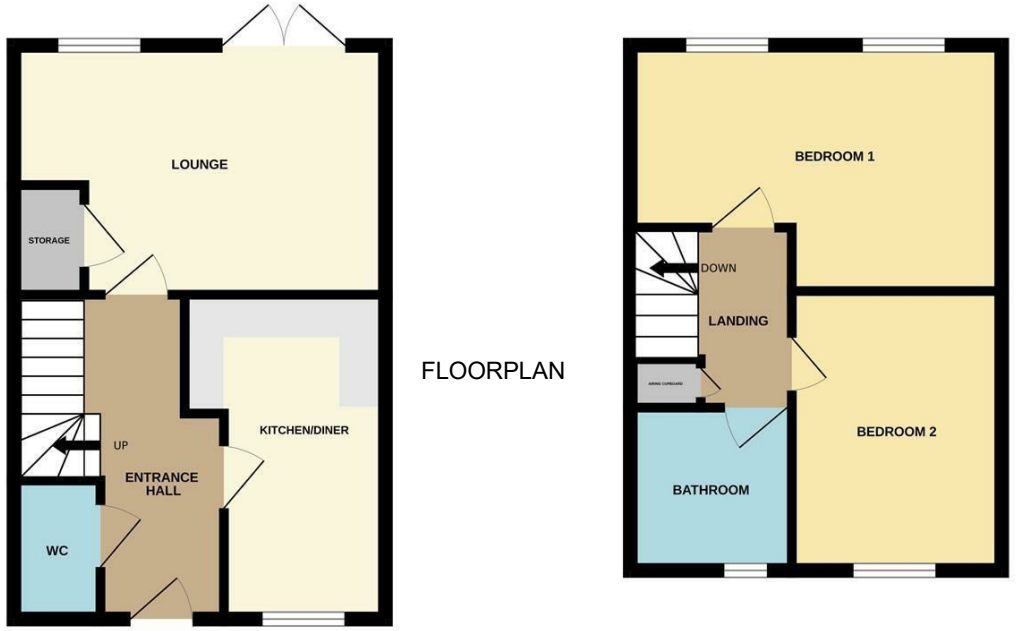






GROUND FLOOR

1ST FLOOR



FLOORPLAN

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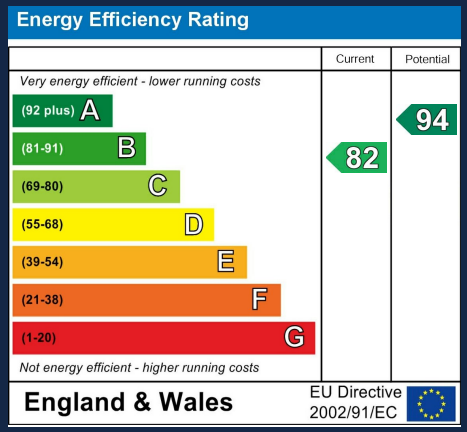
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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Hagley
129 Worcester Road
Hagley
DY9 0NN
T: 01562 270 270
E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk

