



Grove.
FIND YOUR HOME

7 Wannerton Road, DY10 3NG

Guide Price £750,000

7 WANNERTON ROAD

Welcome to this wonderful property located on Wannerton Road in the picturesque village of Blakedown.

This delightful house boasts a spacious layout with front reception room, a rear living room which links through to the beautiful dining area with glass lantern skylight, kitchen with utility and w.c. Upstairs you will find the four bedrooms, main with en-suite, and family bathroom, providing ample space for comfortable living.

Step outside to discover the beautifully unique garden with lawns, seating areas, children's play area and stream running through the grounds, this space makes for a tranquil retreat where you can relax and unwind. The property also features a convenient driveway and garage, ensuring parking is never an issue.

Situated on this popular quiet road, this home provides easy access to local amenities, schools, and transport links, making it ideal for families or professionals alike.

Don't miss the opportunity to make this house your home and enjoy the best of village living in Blakedown. Contact us today to arrange a viewing and experience the charm of this lovely property for yourself.









Approach

Approached via large tarmac driveway with ample space for parking, lawn to front and gate to side for access to garden and garage.

Entry Hall

With double glazing windows to front, central heating radiator and wood flooring. Stairs to first floor landing and doors radiating to:

W.C.

With obscured double glazing window to side, chrome heated towel radiator and wood flooring. Tiling to splashback, fitted vanity wash hand basin with storage and w.c.

Snug 11'9" x 15'5" (3.6 x 4.7)

With double glazing bow window to front, central heating radiator and herringbone style wood flooring.

Living Room 15'1" x 18'8" (4.6 x 5.7)

With bifold doors to rear, three central heating radiators and wood flooring. Large archway leads through into the dining room.

Dining Room 16'4" x 14'1" (5.0 x 4.3)

With double glazing windows surrounding, bifolds to rear and lantern skylight above. Central heating radiator, stone tiling to floor and opening through into kitchen.

Kitchen 18'4" max 9'2" min x 15'5" max 9'6" min (5.6 max 2.8 min x 4.7 max 2.9 min)

With double glazing window to side and further bow window to side, central heating radiator and wood flooring. Featuring various fitted wall and base units with granite work surface over, one and a half bowl stainless steel sink with drainage and space for Rangemaster cooker with extractor fan over. Space and plumbing for white goods and archway through to utility.

Utility 5'6" x 9'6" (1.7 x 2.9)

With double glazing window to front, door to side for access, wood flooring and fitted storage with housing boiler.

First Floor Landing

With obscured double glazing window to side, central heating radiator and access to loft via hatch. Doors radiating to:

Bedroom One 12'9" x 12'1" (3.9 x 3.7)

With double glazing window to rear, central heating radiator and fitted wardrobes for storage. Door leading through to en-suite.

En-suite

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls. Vanity sink with storage, w.c. and large glass walk in shower with hand held and drench head.

Bedroom Two 15'1" x 9'10" (4.6 x 3.0)

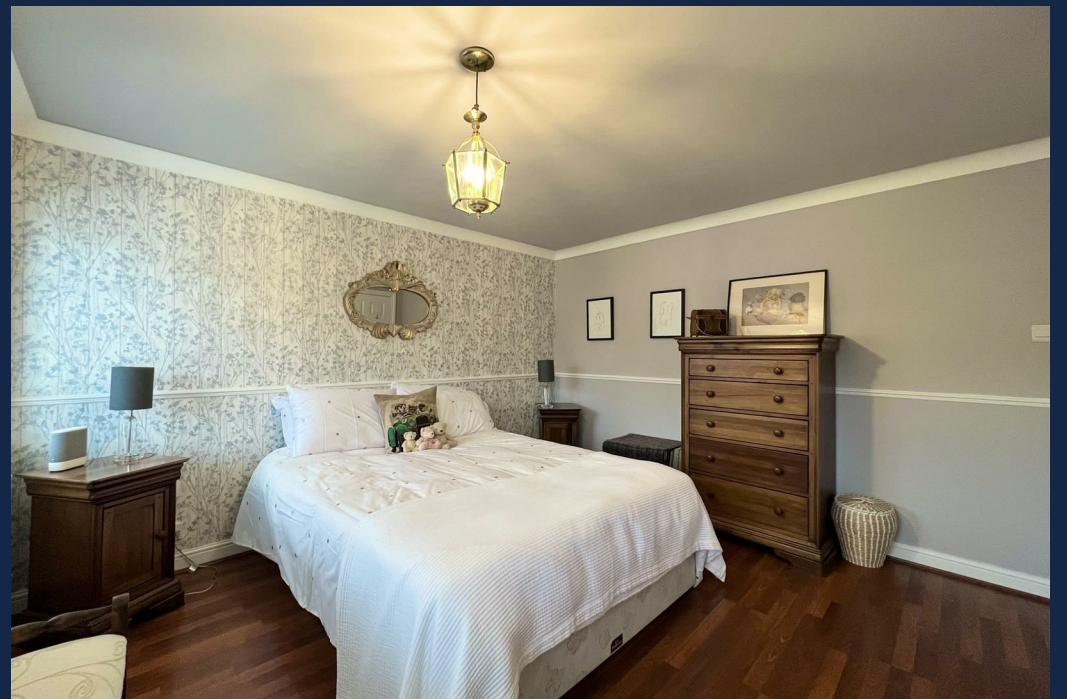
With dual aspect double glazing windows to front and side, central heating radiator, wood flooring and fitted storage.

Bedroom Three 11'5" x 12'1" (3.5 x 3.7)

With two double glazing windows to front, central heating radiator and wood flooring.







Bedroom Four 7'10" x 10'2" (2.4 x 3.1)

With double glazing window to front, central heating radiator and wood flooring.

Family Bathroom

With obscured double glazing window to rear, chrome heated towel radiator and tiling to floor and half walls. Vanity wash hand basin with storage, w.c. and P shaped bath with shower overhead.

Garden

With block paved patio area, steps down to lawn and further steps down to barked play area. With stream running through to side and various seating areas.

Garage 16'8" x 16'8" (5.1 x 5.1)

With electric roller garage door, lighting overhead and electric points. Fitted wall and base units for storage with stainless steel sink, space and plumbing for white goods. Door to side for access to garden and driveway.

Council Tax

Tax band is F.

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.

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.

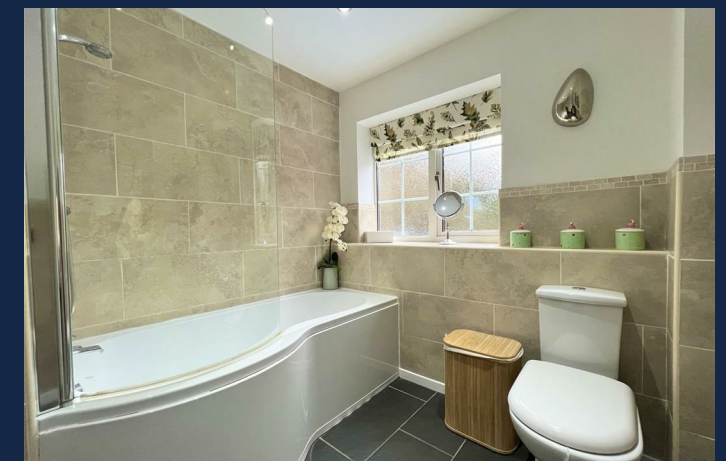
Referral Fee's

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.









FLOORPLAN

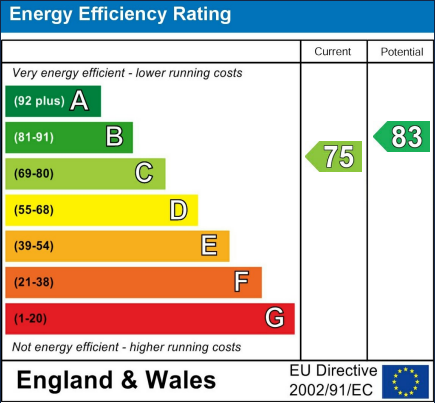
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

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 9NN

T: 01562 270 270

E: hagley@grovepropertiesgroup.co.uk

W: www.grovepropertiesgroup.co.uk