



Grove.

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18A Dingle Road, DY9 0RS

Guide Price £725,000



# 18A Dingle Road

Grove Properties Group is pleased to present this beautiful four bedroom home on Dingle Road. Ideally located, the property is just a short distance from Stourbridge town centre making access to local amenities and public transport links easy.

The property comprises a large living and dining room, study and fabulous open plan kitchen living space with bifold doors out to the garden, perfect for large families or for entertaining. On the first floor you will find the four good sized bedrooms, two with en-suites and the further family bathroom.

The well maintained garden provides a safe and secure space for children to play and the outdoor covered seating area with heating is great for hosting throughout the year.

The gated driveway provides secure parking for up to two cars. EPC=C













### Approach

Approached via gated gravel driveway with covered open porch and gate to side for access.

### Entry Hall

With obscured double glazing window to side, central heating radiator and wood flooring. Stairs to first floor landing and doors leading to:

**Living Room** 11'1" max 8'6" min x 27'6" max 8'2" min (3.4 max 2.6 min x 8.4 max 2.5 min )  
With double glazing bay window to front with electric blind. French doors to sunroom and two central heating radiators. Wood flooring and feature fireplace with marble surround and gas insert.

### Sun Room 10'2" x 8'2" (3.1 x 2.5 )

With double glazing ceiling and opening glass panels, tiling to floor, electrical heater to allow you to use the room throughout the year. Lighting and electric throughout.

**Study** 8'6" max (not into storage) 4'7" min x 10'2" max 6 (2.59m max (not into storage) 1.40m min x 3.10m max)

With double glazing bay window to front with electric blind., central heating radiator, tiling to floor and ample fitted storage.

### Kitchen Diner 15'5" max x 24'7" (4.7 max x 7.5 )

With double glazing window and Bifolds to rear with electric blind. Lantern skylight and Spanish Saloni Bibloss tiling to floor with underfloor heating throughout. Featuring a variety of fitted wall and base KH Systems kitchen units with quartz worksurface over and matching island with waterfall worktop. Two bowl sink with Quooker tap and waste disposal, Siemens oven and second Siemens combination oven, Bora induction hob with internal extractor fan and various integrated appliances such as fridge, freezer and dishwasher. This large space also has a fitted media wall with ample shelving and integrated glass Eliear fireplace. The kitchen also benefits from air conditioning, ensuring a comfortable environment while cooking and entertaining.

### Utility 8'2" x 7'6" (2.5 x 2.3 )

With door to side, tiling to floor with underfloor heating and fitted wall and base units with worksurface over. Stainless steel sink and space & plumbing for white goods.

### W.C

With obscured double glazing window to side, central heating radiator and wood flooring. Tiling to splashback with fitted sink and low level w.c.

### First Floor Landing

Gallery style landing with double glazing window to rear and doors leading to:

















Bedroom One 16'0" max 12'9" min x 11'1" max (not into wardrobe (4.9 max 3.9 min x 3.4 max (not into wardrobe) 0.9 )

With double glazing window to front with electric blind, central heating radiator and fitted wardrobes for storage. Door leading to ensuite. Bedroom one also benefits from air conditioning providing added comfort throughout the warmer months.

#### Ensuite

With tiling to half walls, heated towel rail, pedestal sink, w.c. and fitted corner shower cubicle.

Bedroom Two 12'5" max 4'7" min x 14'9" max 10'9" min (3.8 max 1.4 min x 4.5 max 3.3 min )

With dual aspect double glazing window to front and rear, central heating radiator and fitted wardrobes with matching vanity desk. Door leading to ensuite.

#### Ensuite

With obscured double glazing window to rear, heated towel rail and tiling to half walls and shower. Pedestal sink, w.c. and fitted shower cubicle.

Bedroom Three 7'10" x 11'1" (2.4 x 3.4 )

With double glazing window to rear and central heating radiator.

Bedroom Four 11'1" max 5'6" min x 8'10" max 7'10" min (3.4 max 1.7 min x 2.7 max 2.4 min )

With double glazing window to front and central heating radiator.

#### Family Bathroom

With obscured double-glazing window to rear, heated towel rail and tiling to walls. Large vanity sink with storage, low level w.c. and fitted bath with hand held shower and drench head over.

#### Garden

With tiled patio area and astro turf lawn. Covered pergola seating area with aluminium roof and retractable privacy screens either side and lighting, established borders with fence panels and aluminium security gate to side for access.

#### 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.

#### 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



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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.







TOTAL FLOOR AREA : 1801 sq.ft. (167.3 sq.m.) approx.

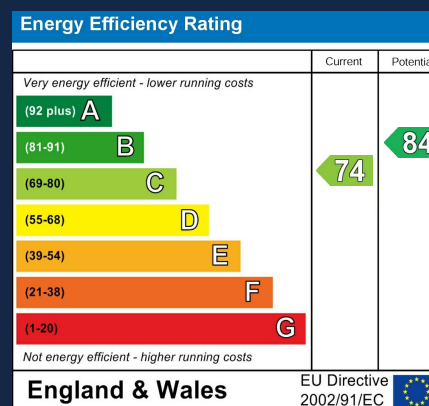
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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