



Grove.

FIND YOUR HOME

57 Pinewoods Avenue, DY9 0JF

Guide Price £575,000

57 Pinewoods Avenue

Welcome to Pinewoods Avenue. This lovely four bedroom detached family home is located just a short distance from Hagley High Street, providing easy access to the local amenities that include various shops, eateries, a dentist, doctors surgery, pharmacy and schooling at both primary and secondary level.

Comprising a spacious entry hall, following through into the large living dining area which makes a perfect space for families to spend time together, a modern kitchen and well thought out utility. Upstairs are the four bedrooms, the main with en-suite and the further family bathroom with separate bath and shower.

The secure garden is an excellent place for children to play and the large patio area is ideal for outdoor seating.

The driveway and garage provides ample off road parking for up to three cars. EJC EPC=D







Approach

Approached via resin bonded driveway with electric vehicle charging point, gate to side for access and step up to open porchway.

Entry Hall

With obscured double glazing window to front, central heating radiator and herringbone tiling to floor. Stairs lead to first floor, door into w.c. and glass door through into living room.

W.C

With obscured double glazing window to front, central heating radiator and herringbone tiling to floor. Low level w.c., fitted vanity with hand wash basin and storage cupboards for coats.

Living Diner 18'8" max 12'1" min x 20'11" max 9'6" min (5.7 max 3.7 min x 6.4 max 2.9 min)

With obscured double glazing window to side and French doors out to patio, two central heating radiators and wood flooring throughout. There is ample space for both living and dining furniture, door leading into utility and glass door through into kitchen.

Kitchen 9'6" x 9'6" (2.9 x 2.9)

With double glazing window to rear and obscured glass door to side, central heating radiator and wood flooring. Fitted wall and base units with work surface over, tiling to splashback and sink with drainage. Four ring Lamona induction hob with extractor fan over, integrated Lamona oven and grill and further integrated dishwasher. There is space for large fridge freezer.

Utility 6'2" x 7'6" (1.9 x 2.3)

With double glazing window to side, central heating radiator and wood effect flooring. Fitted wall and base units with work surface over, sink with drainage and space and plumbing for white goods. Fitted cupboard with housing boiler and door through into understairs pantry cupboard.

First Floor Landing

With access to loft via hatch and doors radiating to:

Bedroom One 12'9" x 10'9" max 8'6" min (3.9 x 3.3 max 2.6 min)

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

En-suite

With obscured double glazing window to side, chrome heated towel rail and tiling to half walls and shower cubicle. Low level w.c., pedestal sink and fitted corner shower.





Bedroom Two 12'9" max 10'9" min x 9'10" max 2'11" min (3.9 max 3.3 min x 3.0 max 0.9 min)
With double glazing window to rear and central heating radiator.

Bedroom Three 7'6" max 5'6" min x 12'9" max 9'6" min (2.3 max 1.7 min x 3.9 max 2.9 min)
With double glazing window to front and central heating radiator.

Bedroom Four 11'5" max 10'9" min x 7'10" max 3'11" min (3.5 max 3.3 min x 2.4 max 1.2 min)
With double glazing window to front and central heating radiator. AGENTS NOTE: Restricted head height due to eaves.

Bathroom

With obscured double glazing window to side, heated towel rail and tiling to half walls and shower. Low level w.c., large pedestal sink, fitted bath with hand held shower and corner shower cubicle with hand held and drench head.

Garden

With large paved patio area providing ample space for seating, astro turf lawn with raised planter beds and established borders with fence panels. Gates to either side provide security and access to front.

Garage

With up and over garage door, lighting and electric points.

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

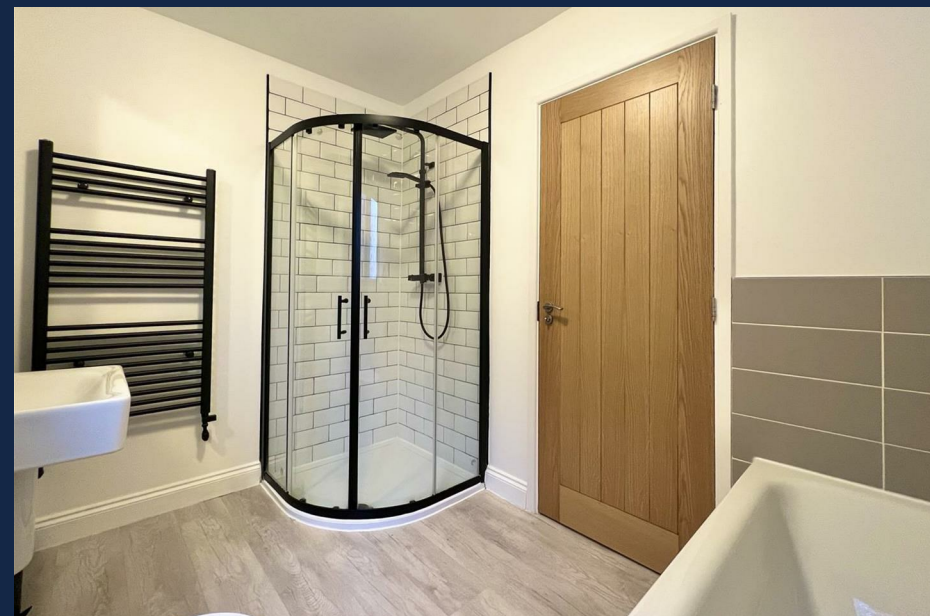
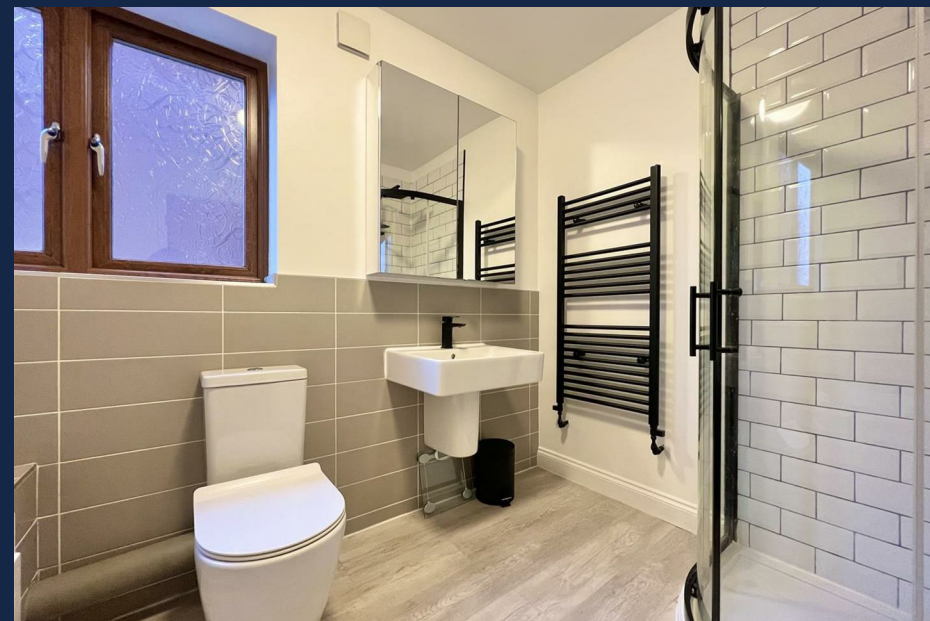
Tax band is F.

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



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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.





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 errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales	EU Directive 2002/91/EC	

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