



# Grove.

FIND YOUR HOME

Ivy Cottage 18c Dingle Road, Pedmore DY9 0RS

Offers In The Region Of £375,000



# Ivy Cottage

Welcome to Ivy Cottage, a lovely three bedroom end terrace property located on the popular Dingle Road.

Comprising a welcoming entrance hall, spacious main reception room with kitchen diner and living space, leading through into the conservatory with views of the garden. Upstairs you will find the three bedrooms, two of which are double bedrooms and family bathroom.

The garden provides a peaceful space to enjoy the warmer months, with patio, rockery and lawn area offering ample room for friends and family.

The driveway ensures off road parking for two cars with gates for security.









### Approach

Approached via block paved driveway with step up to open porch.

### Entry Hall

With central heating radiator, wood flooring throughout and stairs to first floor landing.

### W.C.

With obscured double glazing window to front, central heating radiator, tiled splashback and wood flooring. Fitted sink and low level w.c.

### Kitchen Living Room 10'2" max 8'6" min x 26'10" (3.1 max 2.6 min x 8.2 )

With dual aspect double glazing windows to front and rear, two central heating radiators and feature fireplace with electric fire insert. There are various fitted wall and base kitchen units with granite work surface over, sink with drainage, four ring Neff gas hob with extractor fan overhead, integrated cooker, fridge freezer and dishwasher. There is ample space for a dining table and chairs along with living room furniture. Doors lead through into the conservatory.

### Conservatory 8'10" x 13'9" (2.7 x 4.2)

With double glazing windows surrounding and doors out to the patio, vinyl wood effect flooring with electric underfloor heating and thermal blinds overhead.

### First Floor Landing

With obscured double glazing window to rear, central heating radiator and access to loft via hatch. Doors lead through to:

### Bedroom One 13'9" max 8'6" min x 10'2" max 2'7" min (4.2 max 2.6 min x 3.1 max 0.8 min)

With window to front, central heating radiator and fitted wardrobes for storage.

### Bedroom Two 8'10" max 7'2" min x 10'2" max 4'3" min (2.7 max 2.2 min x 3.1 max 1.3 min)

With dual aspect windows to side and rear and central heating radiator.

### Bedroom Three 7'10" x 8'6" (2.4 x 2.6)

With window to front and central heating radiator.

### Bathroom

With tiling to walls and chrome heated towel radiator. Fitted vanity sink with storage, low level w.c. and fitted bath with hand held shower.

### Garden

A paved patio area with rockery and steps leading down to the lawn, mature trees 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

#### Money Laundering Regulations

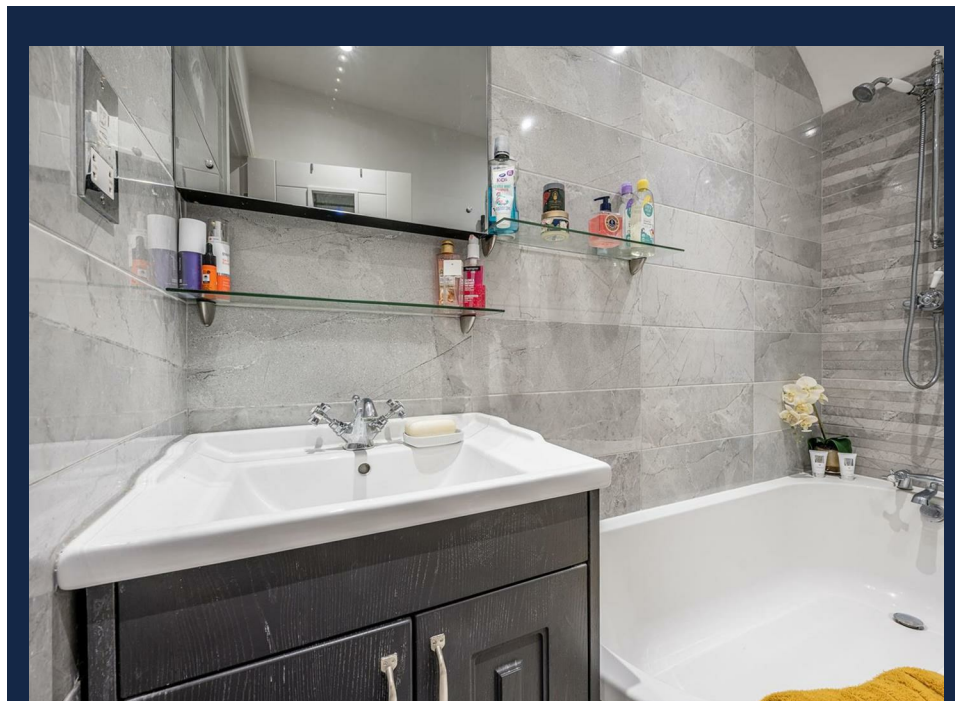
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide 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.



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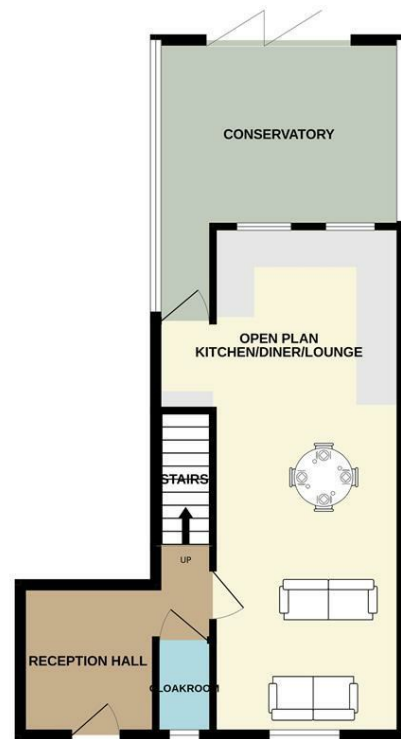












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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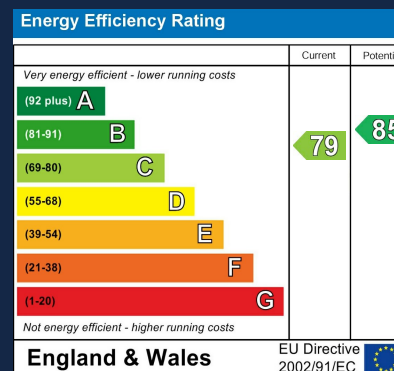
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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