



Grove.

FIND YOUR HOME

43 Wollescote Road, Pedmore DY9 7JS

Guide Price £755,000

43 Wollescote Road

Located on the desirable Wollescote Road in Stourbridge, this splendid, substantially extended detached house offers an abundance of space and comfort, making it an ideal family home. With four generously sized reception rooms, there is ample room for both relaxation and entertaining, allowing you to create the perfect atmosphere for gatherings with family and friends.

The property boasts four well-appointed bedrooms, providing a peaceful retreat for everyone in the household. The two bathrooms ensure convenience and privacy, catering to the needs of a busy family life.

Outside, the property provides parking for up to five vehicles at the top and additional space on the driveway leading up to the house, a rare find that adds to the practicality of this home. Whether you have multiple cars or simply wish to accommodate guests, this feature is sure to impress.

This charming residence combines modern living with a welcoming atmosphere, making it a perfect choice for those seeking a spacious and versatile home in a sought-after location. With its excellent amenities and transport links nearby, this property is not to be missed. Come and experience the comfort and convenience that this delightful home has to offer.







Approach

Approached via electric gates and part block paved part gravel driveway with large lawn to front, mature hedgerows for privacy and gate to side for access to the rear garden. Steps lead up to the porch and electric garage door gives access to the garage.

Porch

Via glass doors with internal door through into the entry hall.

Entry Hall

With two windows to front, central heating radiator and stairs to the first floor landing with understairs storage cupboard. Doors lead to:

Kitchen 16'4" x 15'8" (5.0 x 4.8)

With double glazing window to side, bow window and French doors to rear, two central heating radiators and tiling to floor. Featuring a variety of fitted wall and base units with worksurface over and breakfast bar, two bowl sink with drainage and space for a large range cooker with extractor fan over. There is further space and plumbing for white goods such as dishwasher and fridge freezer.

Sitting Room 17'8" x 9'10" (5.4 x 3.0)

With bay window to rear, central heating radiator, decorative wood panelling to walls and bespoke Beautystone fireplace with open fire.

Dining Room 15'5" x 12'1" (4.7 x 3.7)

With window to front, central heating radiator and glass doors through into the garden room.

Garden Room 11'5" x 7'10" (3.5 x 2.4)

With double glazing windows and sliding door out to the garden, central heating radiator and tiling to floor.

Living Room 24'3" x 13'5" (7.4 x 4.1)

With double glazing window to front, doors to rear, two central heating radiators and feature fireplace with open fire.

W.C.

With two obscured double glazing windows to side, central heating radiator and tiling to floor. W.C., fitted sink and large storage cupboard.







First Floor Landing

With two double glazing windows to front and doors leading to:

Bedroom One 19'4" max x 15'1" max (5.9 max x 4.6 max)

With dual aspect dormer windows to front and rear, central heating radiator and doors leading to ensuite and walk in wardrobe.

Ensuite

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls. W.c., fitted vanity sink and large shower cubicle.

Walk In Wardrobe

With shelving and lighting overhead.

Bedroom Two 12'1" x 7'6" (3.7 x 2.3)

With dormer window to rear and central heating radiator.

Bedroom Three 12'1" x 9'10" (3.7 x 3.0)

With dormer window to rear and central heating radiator.

Bedroom Four 12'1" x 7'6" (3.7 x 2.3)

With dormer window to rear, central heating radiator and access to loft via hatch.

Bathroom

With three obscured double glazing windows to side, central heating radiator and tiling to floor and walls. W.C., hand wash basin and fitted bath. There is also a second loft hatch.

Garage 29'10" x 9'6" (9.1 x 2.9)

With electric up and over garage door, window to

rear, door to side through to garden and lighting overhead.

Garden

With paved patio area leading to well maintained lawn with mature plants and established borders with fence panels and hedging.

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

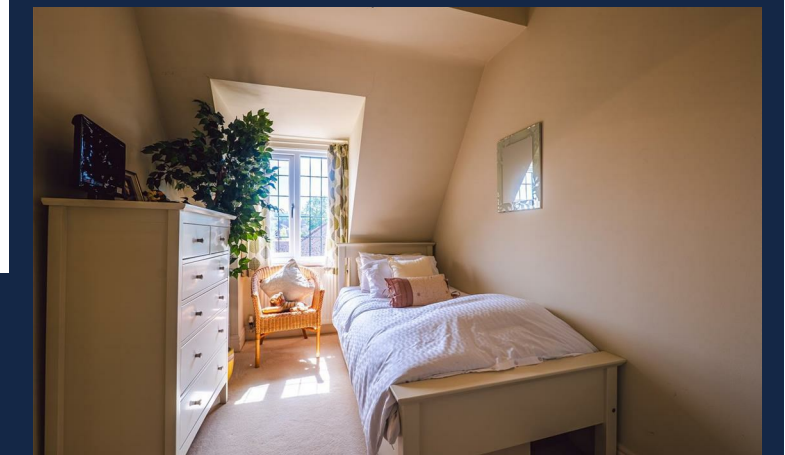
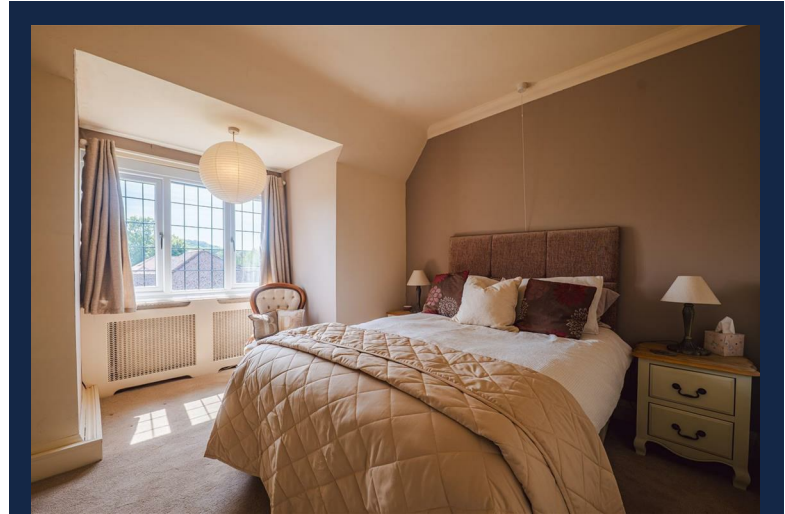
Tax band is D.

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 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.

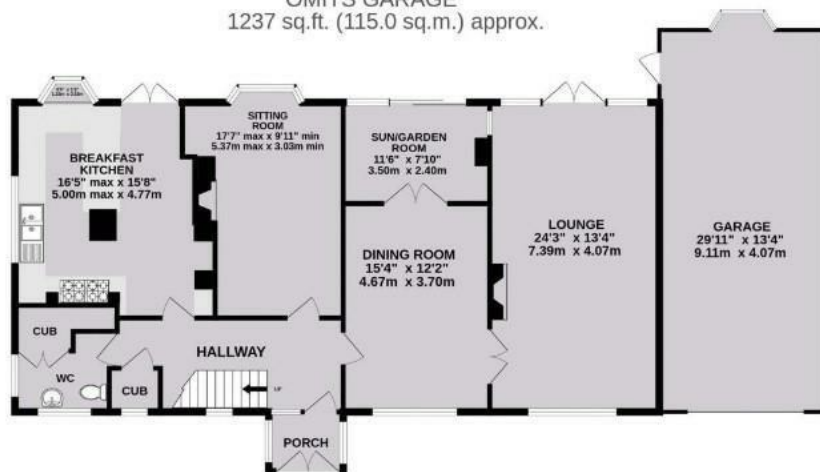
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

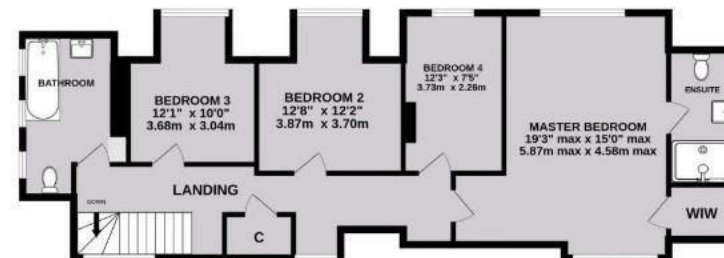




GROUND FLOOR AREA
OMITS GARAGE
1237 sq.ft. (115.0 sq.m.) approx.



1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 2180 sq.ft. (202.6 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.

Saturday 9.00AM – 1.00PM.

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