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4 Pembroke Way, Stourport-On-Severn DY13 8RY
Offers In The Region Of £270,000

4 Pembroke Way

Located on Pembroke Way, Stourport-On-Severn, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area.

Stourport-On-Severn is known for its picturesque surroundings and vibrant community, making it an ideal location for those seeking a balance of tranquillity and accessibility. With local amenities, schools, and recreational facilities nearby, this home is perfectly positioned for modern living.

In summary, this semi-detached house on Pembroke Way offers a wonderful blend of comfort, space, and practicality, making it a fantastic choice for anyone looking to settle in this lovely part of Worcestershire. Don't miss the chance to make this charming property your new home.





Approach

Approached via large tarmac driveway with door to side into property.

Entry Hall

With obscured windows to side, central heating radiator and stairs to the first floor landing. Doors lead to:

Living Room 17'0" x 11'9" (5.2 x 3.6)

With double glazing window to front, central heating radiator and brick feature fireplace.

Kitchen 17'0" max 11'5" min x 10'9" max 8'6" min (5.2 max 3.5 min x 3.3 max 2.6 min)

With obscured double glazing window to side, door to rear, further double glazing window to rear and central heating radiator. Featuring various fitted wall and base units with worksurface over, one and a half bowl sink with drainage and electric hob with extractor fan overhead. There is an integrated oven and fridge, along with space and plumbing for white goods. Door gives access to a large understairs storage cupboard.

First Floor Landing

With central heating radiator, access to loft via hatch and airing cupboard. Doors lead to:

Bedroom One 9'10" max 5'6" min x 14'5" max 4'7" min (3.0 max 1.7 min x 4.4 max 1.4 min)

With dual aspect double glazing windows to rear and side, central heating radiator and fitted storage cupboard.

Bedroom Two 9'10" x 11'9" (3.0 x 3.6)

With double glazing window to front and central heating radiator.

Bedroom Three 6'10" x 8'10" (2.1 x 2.7)

With double glazing window to front and central heating radiator.

Bathroom

With obscured double glazing window to rear, central heating radiator and tiling to walls. Pedestal sink, w.c. and fitted bath with shower over.







Garden

With large paved patio area, steps down to further patio and access to both the summerhouse and garage. There is a gate to side leading to the driveway for access and established borders with fence panels.

Summerhouse

With door to side for access, two double glazing windows to side and electric throughout.

Garage

With door to side for access, obscured double glazing window to side, up and over garage door and lighting overhead.

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 C.

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.

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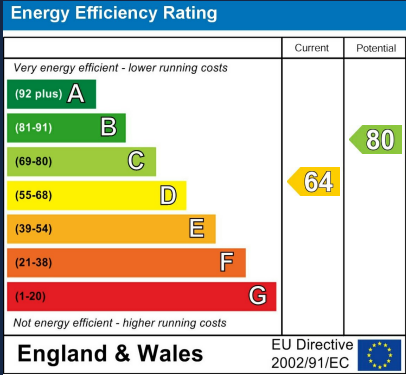


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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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