



Grove.

FIND YOUR HOME

10 Summerfield Road, DY9 9RG

Asking Price £325,000

10 Summerfield Road

Located on Summerfield Road in Clent, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy yet functional home.

The residence features two comfortable bedrooms, ensuring a restful retreat at the end of the day. The bathroom is thoughtfully designed, catering to all your daily needs.

The property also benefits from a good sized garden and driveway, allowing for off road parking for two vehicles.

Surrounded by the picturesque scenery of Clent, residents can enjoy the tranquillity of the countryside while still being within easy reach of local amenities and transport links. This home presents an excellent opportunity for those looking to settle in a peaceful yet accessible area.

In summary, this semi-detached house on Summerfield Road is a wonderful choice for anyone seeking a charming and practical living space in Clent. Don't miss the chance to make this lovely property your new home.







Approach

Approached via driveway with lawn to front, side access to garden and step up to porch.

Entry Hall

With window to side, central heating radiator and stairs to first floor. Doors lead to:

Living Room 11'1" max 4'7" min x 12'5" max 8'6" min (3.4 max 1.4 min x 3.8 max 2.6 min)

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

Rear Reception Room 16'8" max 12'5" min x 11'9" max 3'11" min (5.1 max 3.8 min x 3.6 max 1.2 min)

With dual aspect windows to side and rear, central heating radiator and feature fireplace. There are two fitted cupboards for storage and doors leading to further large store and kitchen.

Store

Accessed via step down from rear reception room with window to rear and housing boiler.

Kitchen 5'10" x 11'5" (1.8 x 3.5)

Accessed via step down from rear reception room. With window to side and door out to the garden, Featuring various fitted wall and base units with worksurface over, sink with drainage and space for cooker, fridge freezer and further white goods.

First Floor Landing

With double glazing window to side and further window to front, central heating radiator and doors leading to:

Bedroom One 11'1" x 10'9" (3.4 x 3.3)

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

Bedroom Two 10'5" max 9'2" min x 12'1" max 7'6" min (3.2 max 2.8 min x 3.7 max 2.3 min)

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

Bathroom

With obscured double glazing window to side, tiling to splashback, pedestal sink, w.c. and fitted bath.







Garden

With paved patio area and steps down to lawn with planter beds, mature trees and access to the front of the property.

Garage

With wooden garage doors.

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 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.

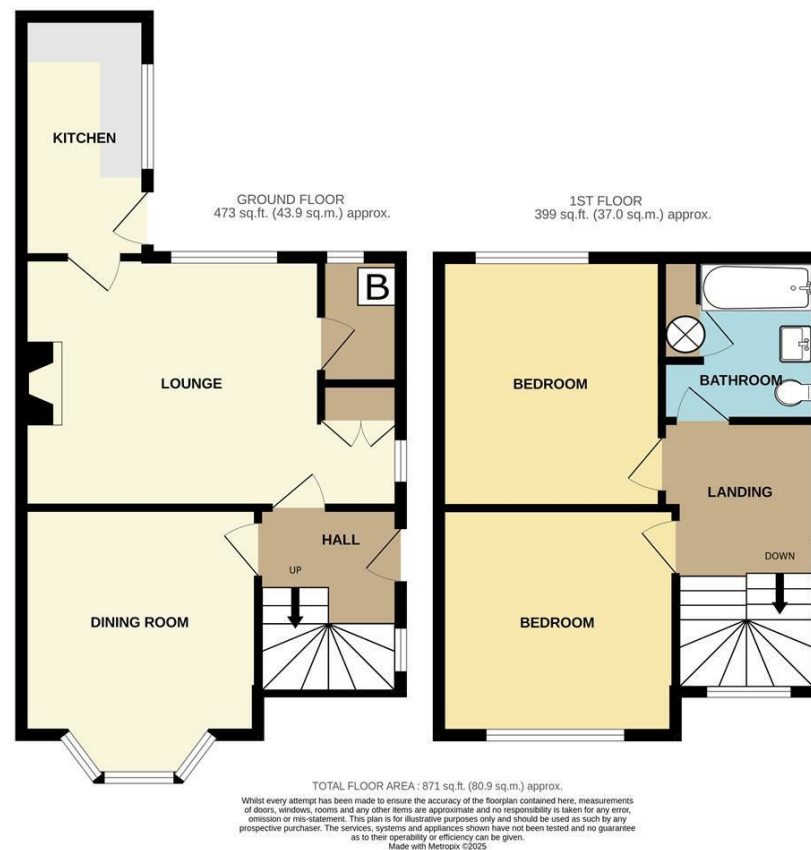
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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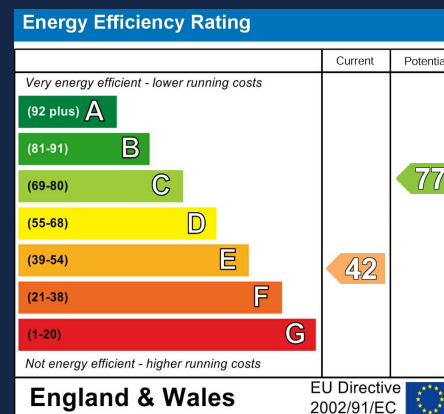


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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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