



16 The Green

Welcome to no.16 The Green, a lovely three bedroom semi detached property located in the popular village of Chaddesley Corbett. Renovated throughout, this property is ideal to move straight into and would make a great family home.

Comprising an extended entry hall, cosy living room with log burner, spacious kitchen living space and large utility with access to the downstairs shower room. Upstairs you will find the three bright and airy bedrooms along with the extended bathroom.

The outdoor space is a real show stopper with patio area, good sized astro turf lawn and outdoor kitchen, a great addition to enjoy hosting friends and family during the warmer months.

The property also benefits from off road parking for two to three vehicles.

The village of Chaddesley is popular with residents of all ages and caters to all, with a doctors surgery, ample countryside walks, a popular village pub, primary school and children's playground next to allotments.

Viewings are by appointment and are highly recommended.





Approach

Approached via large tarmac driveway with door through into entry hall.

Entry Hall

With obscured double glazing windows to either side, central heating radiator and wood flooring throughout. There is a stair case to the first floor landing with glass banister and doors leading to:

Living Room 12'1" max 11'5" min x 12'9" max 4'3" min (3.7 max 3.5 min x 3.9 max 1.3 min)

With double glazing window to front, central heating radiator, wood flooring throughout and feature fireplace with log burner

Kitchen Living Space 18'8" max 13'9" min x 17'4" max 6'10" min (5.7 max 4.2 min x 5.3 max 2.1 min)

With bifold doors to rear, sky lantern overhead, central heating radiator and tiled flooring with underfloor heating. There is a variety of fitted wall and base units with quartz worksurface over, sink with drainage and five ring hob with extractor fan overhead. Integrated appliances include dishwasher, two ovens and a wine fridge. This room offers space for both living and dining furniture, the perfect space for families.

Utility 6'10" max 2'11" min x 17'8" max 11'1" min (2.1 max 0.9 min x 5.4 max 3.4 min)

With sky lantern overhead, door to the rear and further door to the front. There is a central heating radiator, tiling to floor and fitted wall and base units with worksurface over, sink and space and plumbing for white goods. Further door gives access to the downstairs shower room.

Downstairs Shower Room

With obscured double glazing window to rear, tiling to floor and walls, w.c., hand wash basin and shower.

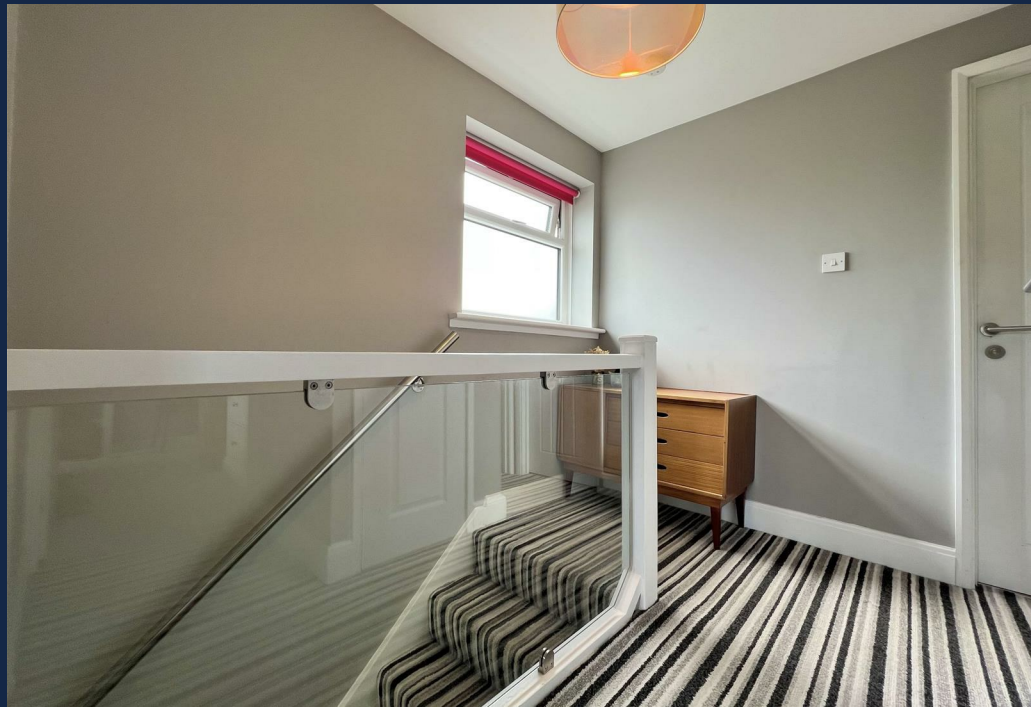
First Floor Landing

With obscured double glazing window to side, access to loft via hatch and airing cupboard with house boiler. Doors lead to:



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Bedroom One 9'6" x 12'9" (2.9 x 3.9)

With double glazing window to front and central heating radiator.

Bedroom Two 10'9" x 9'2" (3.3 x 2.8)

With double glazing window to rear, central heating radiator and fitted wardrobes for storage

Bedroom Three 8'10" max (into wardrobe) 3'7" min x 8'2" max 5'2" (2.7 max (into wardrobe) 1.1 min x 2.5 max 1.6 min)

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

Bathroom

With obscured double glazing window to rear, chrome heated towel radiator and tiling to floor and walls. There is a pedestal sink, w.c. and P shaped bath with shower overhead and inbuilt shelf.

Garden

With paved patio area, Astro turf lawn and covered outdoor kitchen with space for a drinks fridge. The garden also offers space for children's playground equipment, mature planter beds and established borders with fence panels.

Garden Room

A fully insulated space with windows to side, lighting overhead and electric. Currently being used as a gym but could be an office to work from home, playroom or as storage.

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.

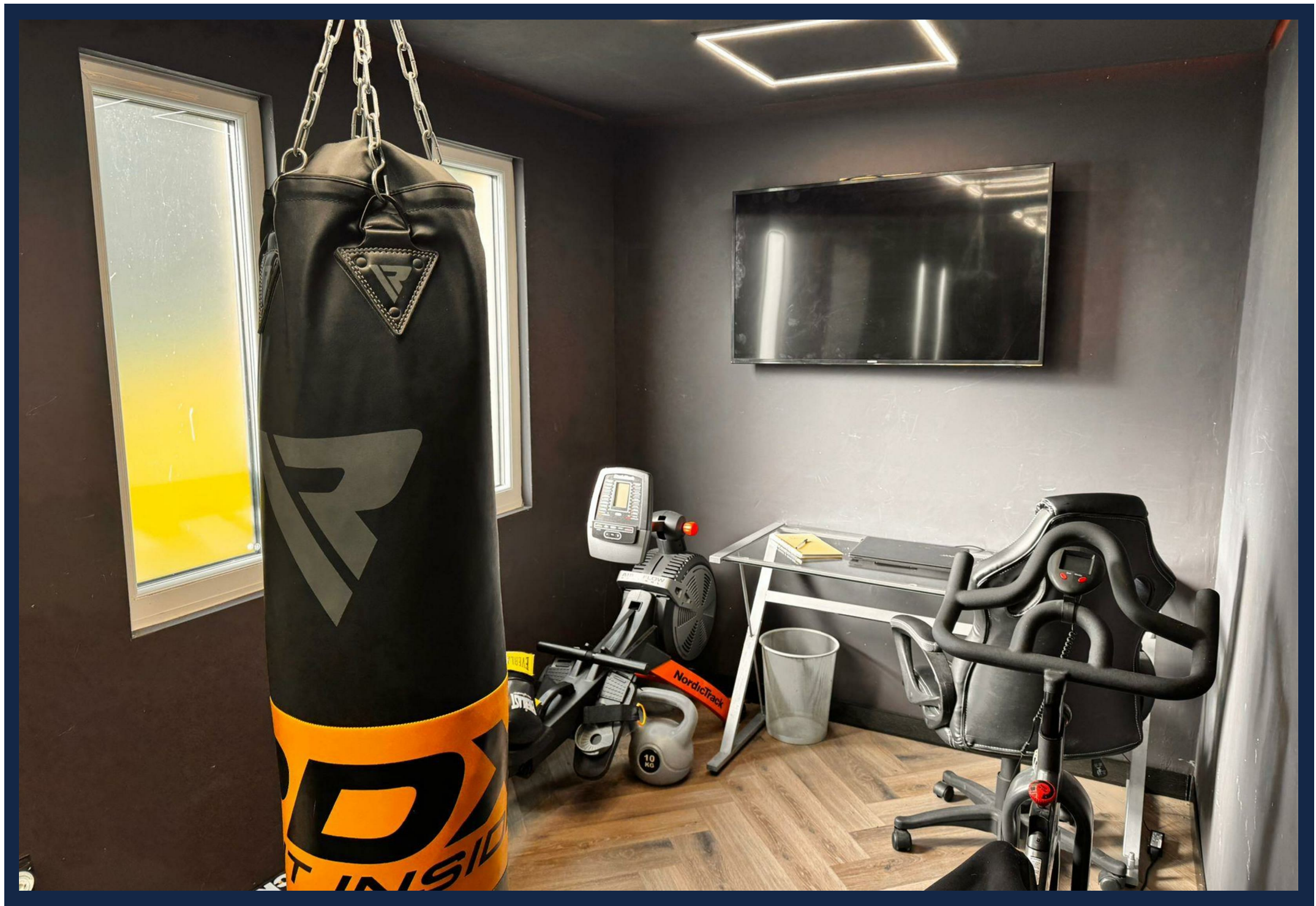
Council Tax

Tax band is C.



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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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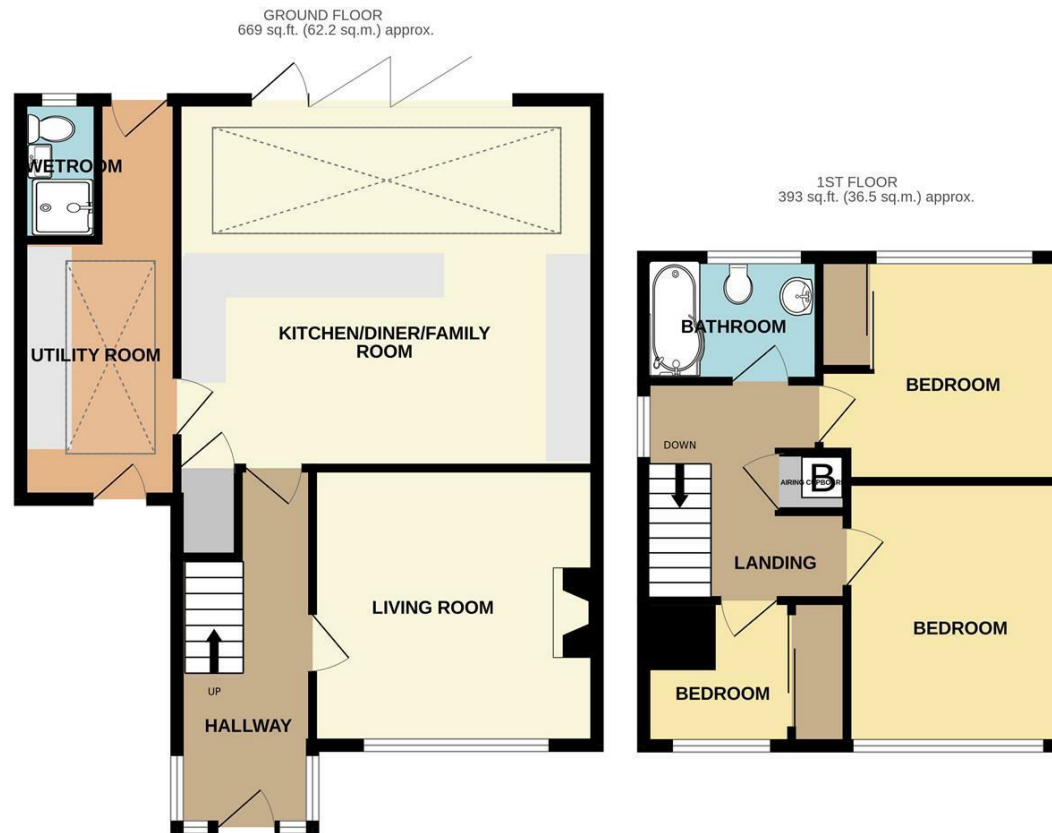
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TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

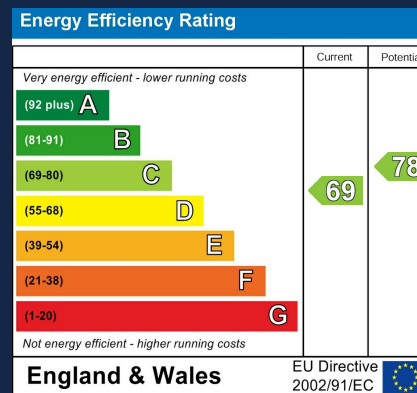
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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