



Grove.
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Old Coach House, Droitwich Road, Torton, DY10 4HU

Asking Price £675,000

Old Coach House

A fabulously renovated coach house, this three bedroom property is presented in immaculate condition and is ready to move in to! Located behind private gates on the Droitwich Road in Torton, residents can enjoy far reaching viewings from each window of the local countryside and neighbouring fields.

The property's ground floor comprises a large living room, dining room and kitchen diner with German made bespoke units and bifold doors, ideal for hosting and to enjoy quiet evenings. There is also a utility with matching bespoke units and a downstairs w.c.

Upstairs you will find the three light and airy bedrooms, along with the family bathroom with walk in shower and clawfoot bath tub.

To the front of the property is a well maintained lawn area and tarmacked patio, to the rear is a paved second patio which offers the perfect place to sit out and enjoy the warmer months with friends and family.

Externally, the large double garage and driveway provide parking for multiple vehicles.

To appreciate the excellent condition and space this home offers, please contact our office to arrange a viewing appointment.







Approach

Approached via electric gated driveway with parking to the rear, access to the double garage and paved pathway round to the front door.

Entry Hall

With wood flooring and glass doors through into the lounge.

Lounge 28'10" x 14'5" (8.8 x 4.4)

With double glazing window to front, wood effect flooring with underfloor heating throughout, double doors through to the dining room and further door into the kitchen.

Dining Room 11'1" x 23'3" (3.4 x 7.1)

With dual aspect double glazing windows to front and rear, two Velux skylights to side and wood effect flooring with underfloor heating. Double doors lead through into the kitchen.

Kitchen Diner 28'2" max 5'2" min x 21'3" max 10'2" min (8.6 max 1.6 min x 6.5 max 3.1 min)

With bifold doors to rear, double glazing window to side and sky lantern overhead. There is wood effect flooring throughout with underfloor heating, fitted bespoke German made wall and base units with work surface over, sink with Quooker tap and various Siemens integrated appliances such as hob with extractor fan over, fridge freezer, oven, grill and dishwasher. This space also offers ample room for dining furniture and door leads through into the rear lobby.

Rear Lobby

With stairs to the first floor landing and door through into the utility.

Utility 8'10" max 5'10" min x 7'6" max 5'2" min (2.7 max 1.8 min x 2.3 max 1.6 min)

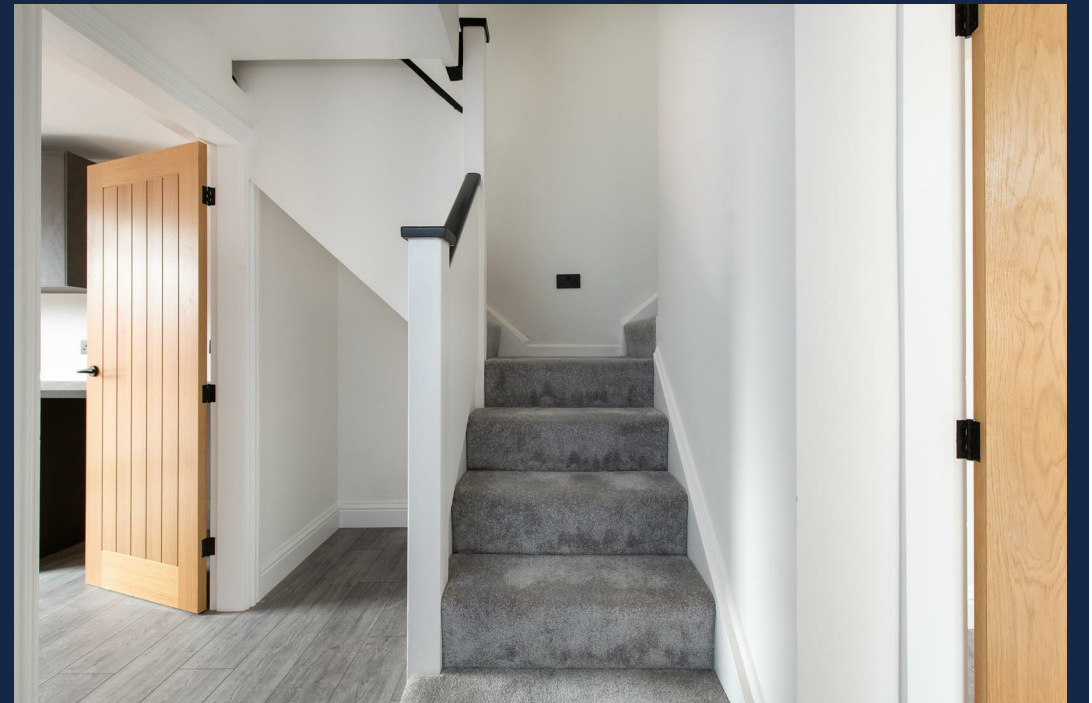
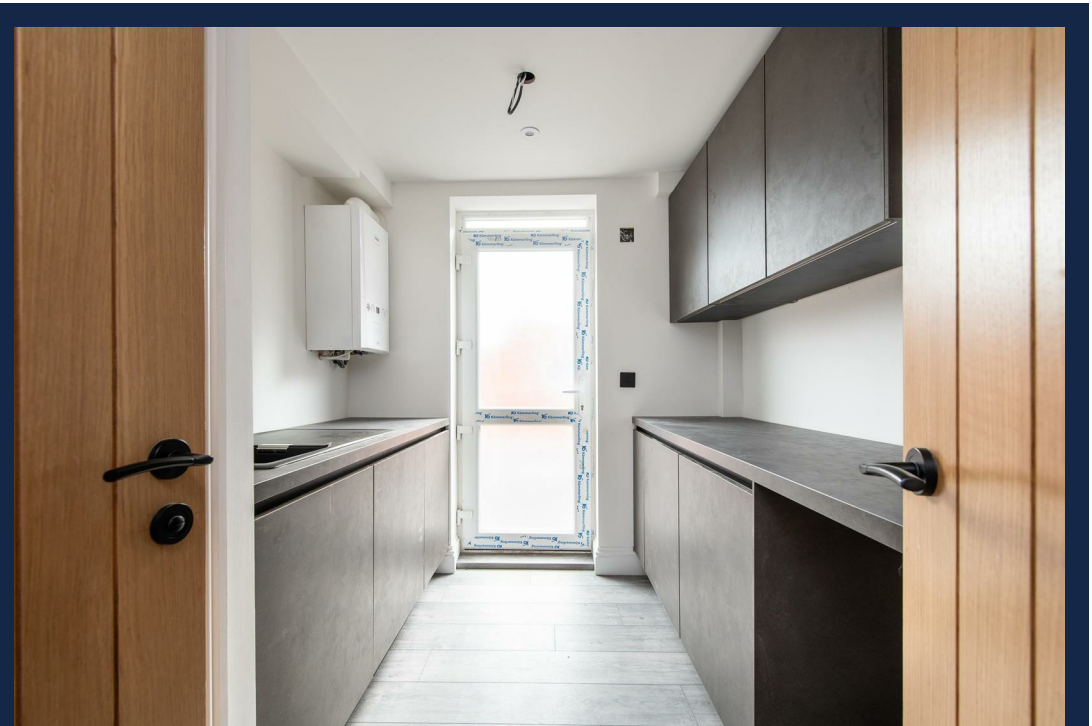
With door to side for external access, wood effect flooring with underfloor heating and fitted wall and base units with worksurface over. There is a fitted sink, the house boiler and space and plumbing for white goods. Door leads to w.c.

W.C.

With wood effect flooring and underfloor heating, low level w,c, and sink basin.

First Floor Landing

Split level landing with doors leading to:





Bedroom One 12'9" x 14'5" (3.9 x 4.4)

With dual aspect double glazing window to front and side and central heating radiator.

Bedroom Two 15'5" x 14'1" (4.7 x 4.3)

With double glazing window to front and central heating radiator.

Bedroom Three 12'5" max 4'7" min x 10'2" max 7'2" min (3.8 max 1.4 min x 3.1 max 2.2 min)

With double glazing window to rear and central heating radiator.

Bathroom

With dual aspect obscured double glazing windows to side and rear, chrome heated towel radiator and tiling to floor and walls. There is a fitted vanity unit, low level w.c, clawfoot bath tub with hand held shower over and shower cubicle with hand held and drench head over.

Garden

To the front of the property is a raised lawn area with views overlooking the neighbouring fields and to the rear and side is a large paved patio, perfect to sit out and enjoy the warmer months.

Double Garage 21'3" max 11'5" min x 19'4" max 15'5" min (6.5 max 3.5 min x 5.9 max 4.7 min)

With electric garage doors 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 F.

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



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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.

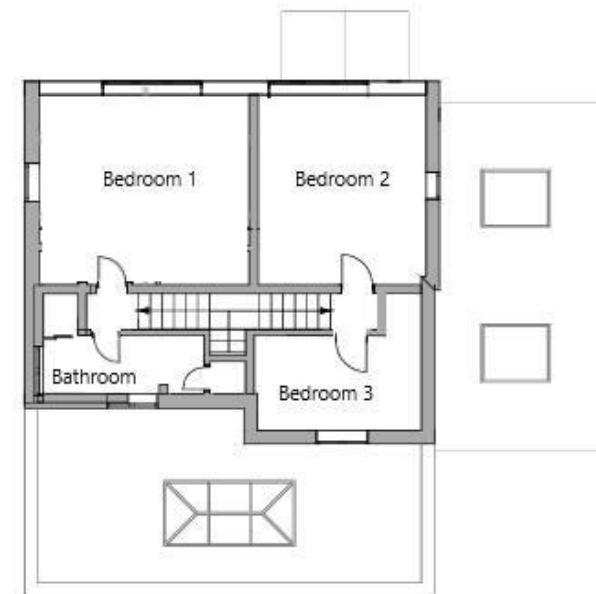
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee 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



First Floor

For illustration purposes only

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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