



Grove.

FIND YOUR HOME

Cherrywood, Springfield Avenue, Stourbridge DY9 8XU

Guide Price £335,000

Cherrywood

Nestled on the charming Springfield Avenue in Stourbridge, this delightful four-bedroom detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both family living and entertaining guests. The well-appointed bedrooms provide ample space for relaxation, while the ensuite bathroom adds a touch of luxury to the master suite.

The location is particularly advantageous, with Stourbridge Junction train station just a short distance away, ensuring easy access to nearby cities. Additionally, the property benefits from excellent bus and motorway links, making commuting a breeze. Families will appreciate the proximity to local amenities and reputable schools, catering to all your daily needs.

For those who enjoy the outdoors, Stevens Park is merely a stone's throw away, offering a lovely space for leisurely walks and recreational activities. The beautifully landscaped garden is a standout feature, complete with a charming summer house, perfect for enjoying the warmer months. The private driveway and garage provide convenient parking options, ensuring that your vehicles are secure.

This property presents an excellent opportunity for those seeking a family home in a desirable area. With its spacious interiors, convenient location, and attractive outdoor space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful house your new home.





Approach

Approached via tarmac driveway with space for two cars, vehicle security posts and covered porch area.

Entrance Hall

With central heating radiator, wood effect flooring and stairs to the first floor landing. Door leads through into the lounge.

Lounge 12'5" max x 17'4" max (3.8 max x 5.3 max)

With double glazing bay window to front, two central heating radiators and feature fireplace with oak mantle surround and electric live fire insert. There is an archway through into the dining space.

Dining Room 9'2" x 11'5" (2.8 x 3.5)

With French doors out to the rear, central heating radiator and door through into the kitchen.

Kitchen 8'2" max x 15'5" max (2.5 max x 4.7 max)

With double glazing window to rear and tiling to splashback. There are fitted gloss wall and base units with worksurface over, sink with drainage and AEG induction hob with extractor fan over. There is also an integrated fridge freezer, oven and grill. Door leads through to the utility and a further door gives internal access to the garage.

Utility 5'6" x 5'6" (1.7 x 1.7)

With obscured double glazing window and door to the rear, central heating radiator and fitted wall and base units with worksurface and tiled splashback. There is a stainless steel sink with drainage, space and plumbing for white goods and house boiler. Door leads through to the downstairs w.c.

Downstairs w.c

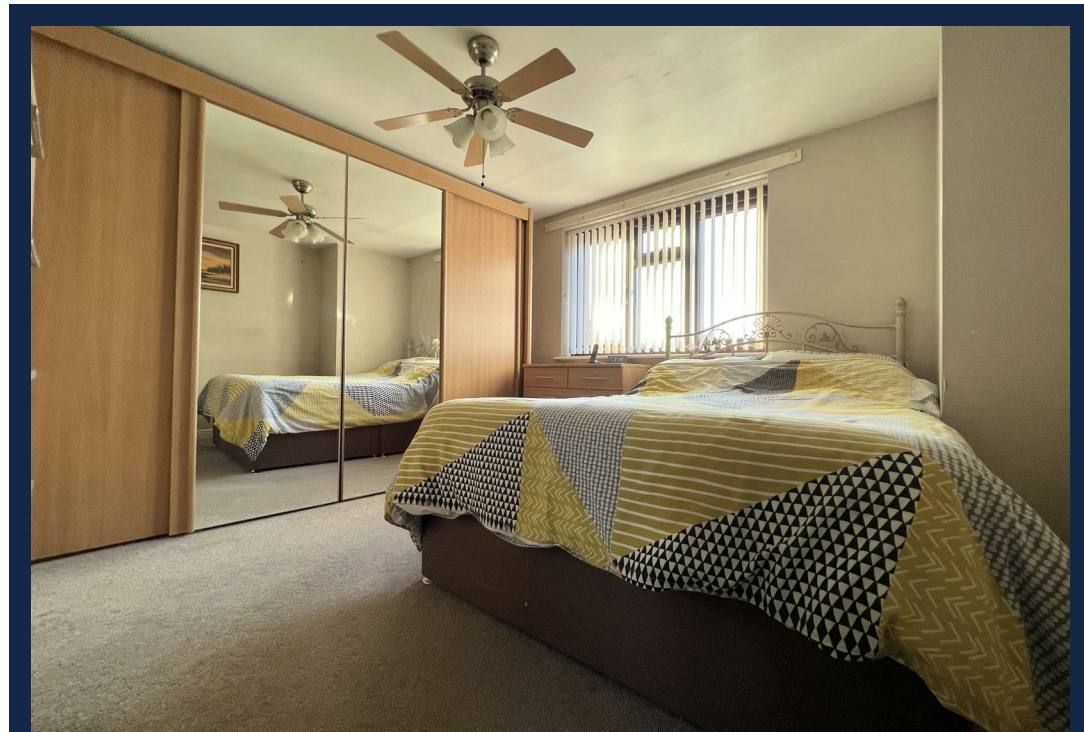
With central heating radiator, w.c. and fitted vanity sink with tiled splashback.

First Floor Landing

With access to the loft via hatch, airing cupboard and doors leading to:

Bedroom One 12'9" max x 12'1" max (3.9 max x 3.7 max)

With double glazing window to front, central heating radiator and door to ensuite.







Ensuite

With obscured double glazing window to side, heated towel radiator and tiling to walls. There is a low level w.c., fitted vanity sink with storage and shower cubicle with hand held and drench head over.

Bedroom Two 11'1" max 7'10" min x 12'1" max 3'7" min (3.4 max 2.4 min x 3.7 max 1.1 min)

With double glazing window to front, central heating radiator and wood effect flooring.

Bedroom Three 9'2" max x 11'1" max (2.8 max x 3.4 max)

With double glazing window to rear and central heating radiator.

Bedroom Four 7'2" max 4'7" min x 11'5" max 7'10" min (2.2 max 1.4 min x 3.5 max 2.4 min)

With double glazing window to rear and central heating radiator.

Family Bathroom

With obscured double glazing window to rear, central heating radiator and tiling to walls. There is a w.c., pedestal sink and fitted bath.

Garden

Benefitting from a paved patio area with pergola covered seating area, steps up to a well maintained lawn and mature planter beds. There is a waterfall effect feature with pond, pathway leading through the lawn up to a raised patio area with substantial summerhouse. The borders are established with fence panels and there is a gate to the side for access.

Summer House

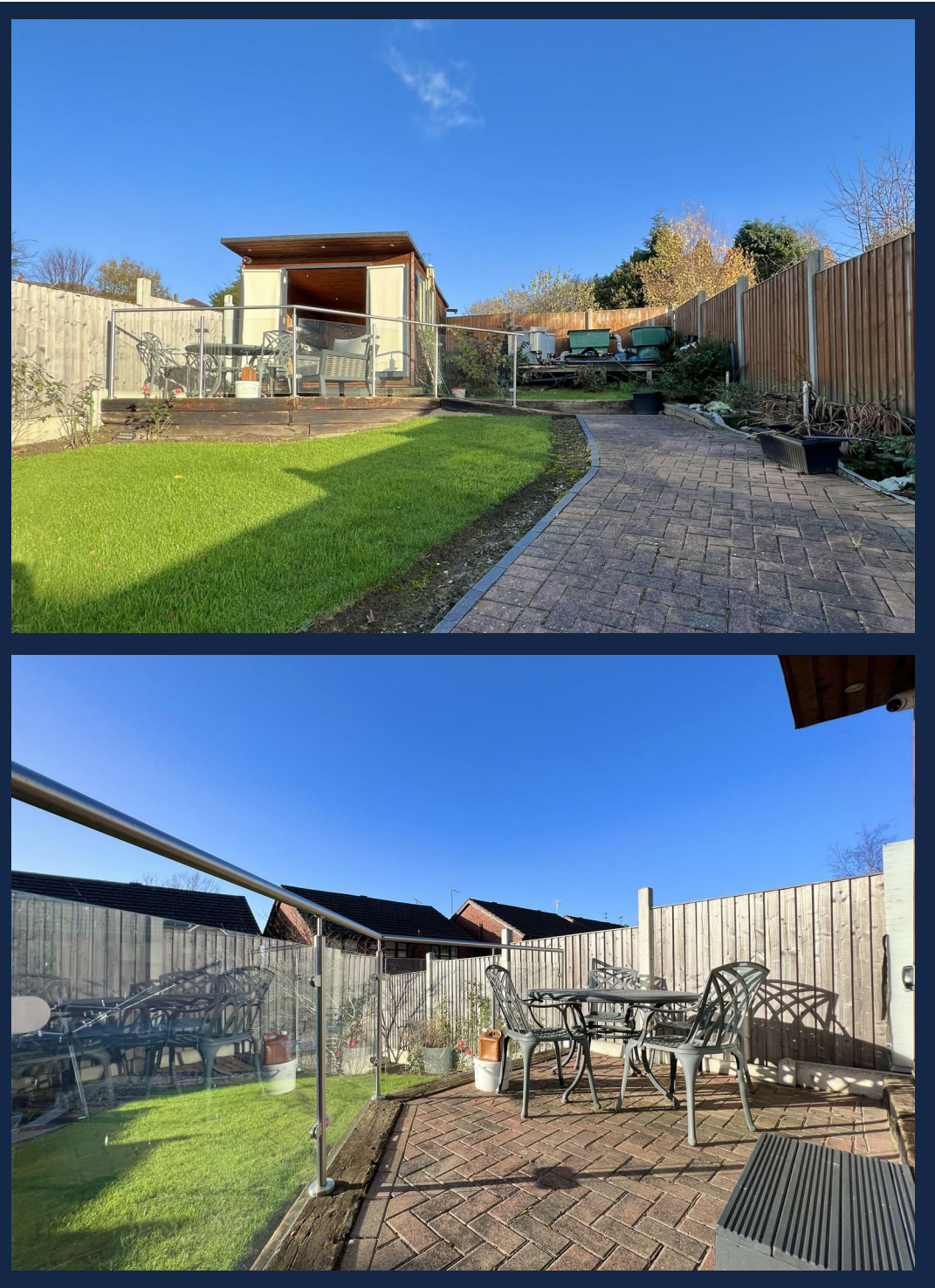
A timber summerhouse with double glazing windows, lighting, electric points and internet connection- ideal for an office, playroom or to enjoy as another seating area.

Garage 7'10" x 17'4" (2.4 x 5.3)

With up and over garage door, shelving for storage, lighting overhead and electric points throughout.

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.



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Council Tax
Tax band is E.

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.

FLOORPLAN

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's 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.

Saturday 9.00AM – 1.00PM.

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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