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Fairwinds, Bromsgrove Road, Clent, DY9 9QB

Price Guide £650,000

Fairwinds

Grove Properties Group are delighted to present Fairwinds, a fabulous four bedroom detached dormer bungalow with excellent potential, located on the Bromsgrove Road in Clent.

The downstairs accommodation offers three reception rooms, kitchen, utility and w.c. There are also two of the four double bedrooms, as well as the shower room access on this floor, ideal for multigenerational living.

Upstairs, the further two double bedrooms offer far reaching viewings of the surrounding countryside, along with the house bathroom.

The patio and lawned areas outside provide the versatility to make your own and there is the opportunity to purchase the land at the rear for a separate price- please contact our Hagley office for details.





Approach

Approached via driveway with large tarmac parking area, mature shrubs and trees and gate to side for access to the garden. There is potential for a second driveway to the side, also accessed from Bromsgrove Road.

Entry Hall

With central heating radiator, access to the loft via hatch and cupboards for storage. Doors lead to:

Study 7'10" x 8'2" (2.4 x 2.5)

With double glazing window to front and central heating radiator.

Bedroom 10'9" x 11'9" (3.3 x 3.6)

With double glazing window to front and central heating radiator.

Downstairs Shower Room

With obscured double glazing window to side, chrome heated towel radiator and tiling to walls. There is a pedestal sink, w.c. and shower cubicle.

Bedroom 10'9" x 13'9" (3.3 x 4.2)

With double glazing window to rear and central heating radiator.

Dining Room 12'9" max x 17'0" (3.9 max x 5.2)

With double glazing window to rear with French doors out to the patio, three central heating radiators and brick feature fireplace. Door leads through into the lounge.

Living Room 20'11" max 9'2" min x 17'8" max 9'6" min (6.4 max 2.8 min x 5.4 max 2.9 min)

With two double glazing windows to front, two central heating radiators and feature stone fireplace. Door leads through into the kitchen and stairs lead to the first floor landing.

Kitchen 9'6" max x 8'10" max (2.9 max x 2.7 max)

With double glazing window to rear, central heating radiator and tiling to half walls. There are various fitted wall and base units with worksurface over, stainless steel sink with drainage and space for a cooker. There is also a handy pantry cupboard with shelving and window to rear. Door leads through into the utility.



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Utility 9'2" x 11'1" (2.8 x 3.4)

With double glazing window and door to rear, central heating radiator and quarry tiling to floor. There are fitted wall and base units and a stainless steel sink with drainage. There are doors leading to a cupboard with the house boiler, w.c., garage and externally out to the garden.

W.C.

With obscured window into the garage, tiled flooring and w.c.

First Floor Landing

With central heating radiator, door through into the loft space and doors leading to:

Bedroom 12'1" x 14'5" max (3.7 x 4.4 max)

With double glazing window to front and central heating radiator.

Bedroom 13'9" max x 12'1" max (4.2 max x 3.7 max)

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

Bathroom

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

Garage 8'10" x 33'9" (2.7 x 10.3)

With obscured double glazing window to side, up and over garage door, fuse box, lighting overhead and electric points throughout.

Garden

With paved patio area and steps leading up to the lawn, sheds for storage and pathway to the side for access to the front.

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

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.

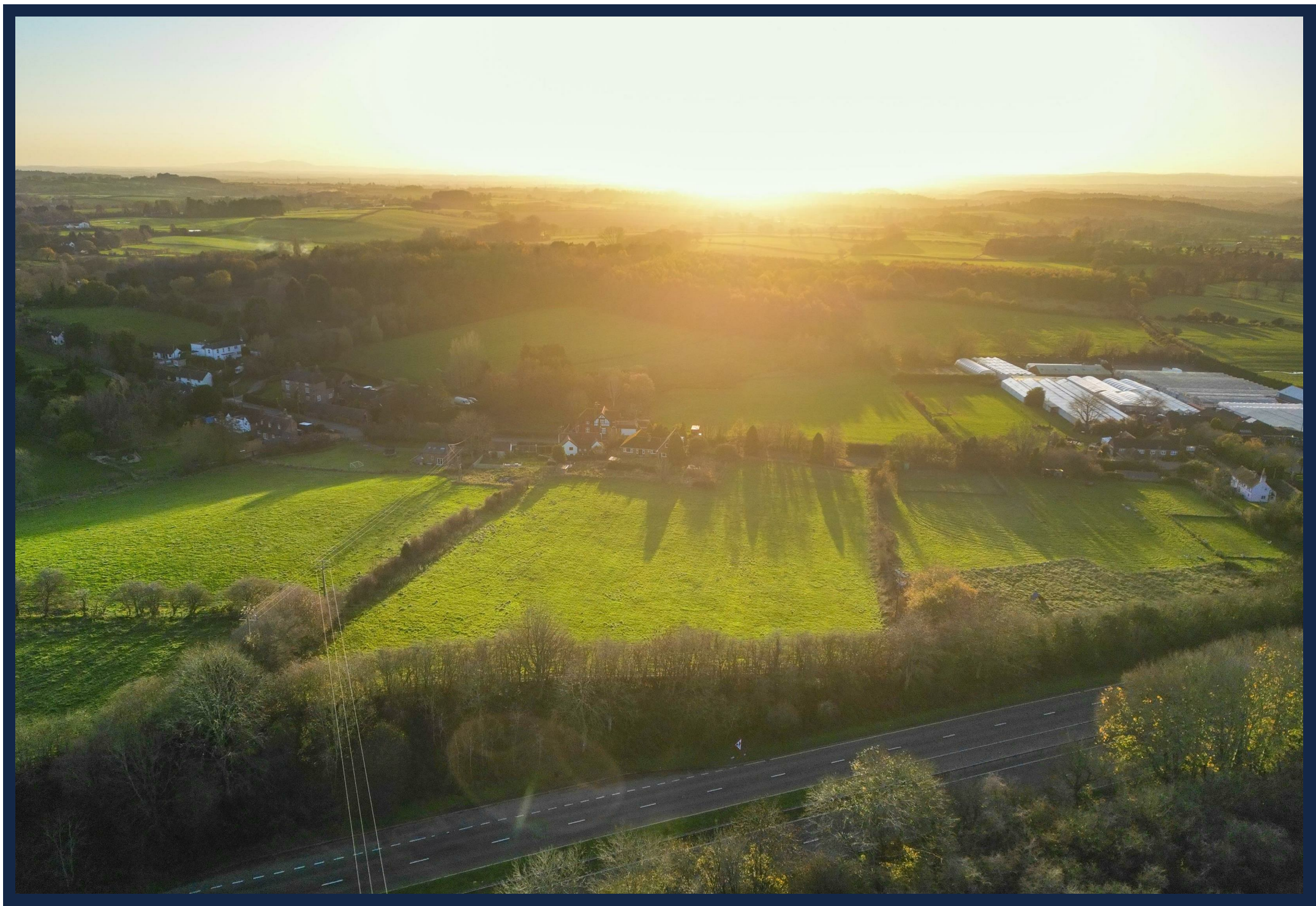
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee 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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TOTAL FLOOR AREA : 1892 sq.ft. (175.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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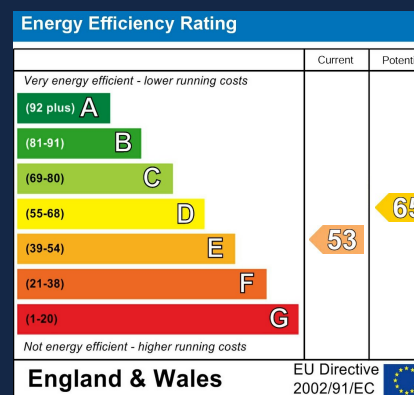
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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