

# Grove.

FIND YOUR HOME



1 Vauxhall Gardens  
Dudley,  
West Midlands  
DY2 8AH

Offers In The Region Of £365,000



**\*\*A STUNNING THREE BEDROOM DETACHED HOME\*\*** A recently refurbished to a show home standard whilst benefitting from character features throughout. This detached family home has been perfectly adapted to modern living and offering ample living space. Situated in the very sort after area this property is well placed for access to popular local schools, good transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises and set in idyllic private cul de sac this home is perfect for families and first time buyers. Property benefiting from through lounge, kitchen with panoramic views, three bedrooms and off road parking. JH 3/7/25 V2 EPC=D













#### Approach

Via tarmac driveway, block paved edging, mature borders, gravelled area to one side.

#### Canopy porch

Oak canopy porch with lighting, natural stone slabs to front door.

#### Entrance hall

Timber front door with double glazed inserts, ceiling light point, decorative coving, dado rail, panelling, central heating radiator, karndean flooring.

#### Ground floor w.c.

Double glazed window to front, ceiling light point, extractor, low level w.c., wash hand basin, tiled flooring.

Open plan lounge diner 25'3" max 11'2" min x 19'0" max 12'2" min (7.7 max 3.4 min x 5.8 max 3.7 min)

Two double glazed windows to rear, decorative beams to ceiling, two hung ceiling lights, central heating radiator to dining area, karndean flooring, storage cupboard. The living area has double glazed bay window to front, ceiling light point, dual fuel burner with wooden mantel and stone hearth, karndean flooring, central heating radiator.





















#### Kitchen 25'3" x 7'10" (7.7 x 2.4)

Two velux windows, double glazed window to front, hung ceiling lights, range of wall and base units, solid wood work surface, ceramic sink, built in dishwasher, space for American style fridge freezer, built in washer and dryer, space for Range Master style cooker, extractor, additional storage, central heating boiler, central heating radiator, tiled flooring. In the bar area there is wall mounted lighting, tiled flooring, double glazed French doors.

#### First floor landing

Ceiling light point, decorative coving, dado rail, wood panelling, loft access hatch and airing cupboard.

#### Bedroom one 11'6" x 12'2" max 10'10" min (3.5 x 3.7 max 3.3 min)

Double glazed window to rear with views over neighbouring countryside, ceiling light point, wooden panelling, wall lighting, central heating radiator.

#### Bedroom two 11'10" x 10'10" (3.6 x 3.3)

Double glazed window to front, ceiling light point, central heating radiator.

#### Bedroom three 9'2" max 6'11" minx 8'2" (2.8 max 2.1 minx 2.5)

Double glazed window to front, ceiling light, wood panelling to one wall, storage cupboard, central heating radiator.

#### House bathroom

Double glazed window to rear, ceiling light point, wall mounted extractor, P shaped bath with shower over, shower attachment to taps, tiled walls, low level w.c., wash hand basin with storage cabinet, central heating towel radiator and rail, tiled flooring.

#### Rear garden

Large raised decked area, stone slabs leading to sleeper steps leading to lawn with raised border to one side.

#### Garage

Double opening door with lighting.

#### Tenure

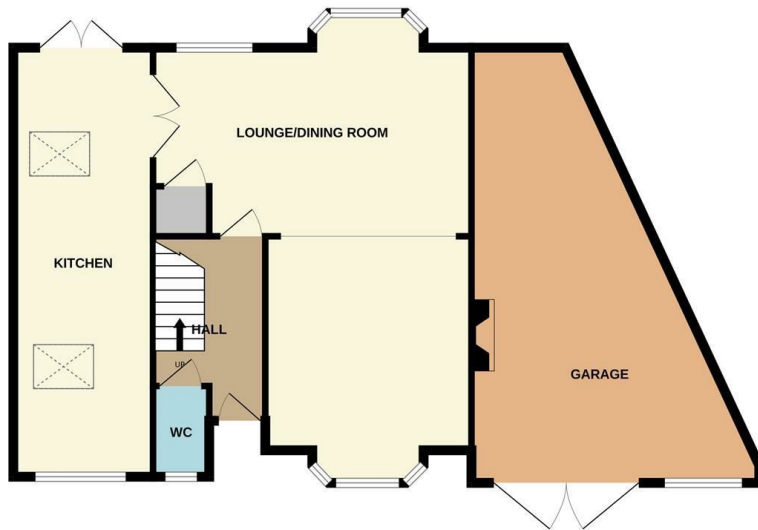
References to the tenure of a property are based on



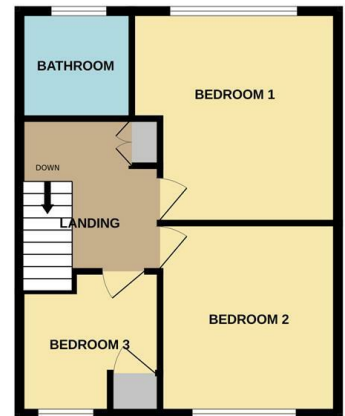




GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2025



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 Banding  
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 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.

#### 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 on 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 distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations 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, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.