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FIND YOUR HOME



18 Coppice Avenue
Stourbridge,
West Midlands
DY9 9DN

Offers In The Region Of £185,000



Offered for sale with No Onward Chain. This spacious 3 bed semi detached property offers fantastic potential for the new owners to put their stamp on a brilliant family home. Set in a generous plot this property is located in a highly sought after location of Wollescote benefitting from being well placed for good local schools, near to an abundance of local shops and amenities, and will good transport links.

The layout in brief comprises of Entrance hall, a dual aspect lounge, a modern kitchen with conservatory flowing of , and a ground floor WC. Heading upstairs is a good sized landing, two double bedrooms, as third bedroom, and the house bathroom.

Externally the property offers ample off road parking with side access gate through to rear. At the rear of the property is a very spacious garden with raised paved seating area and an out building that has been converted to a bar but offers future potential to be office/garage/spit for multi purpose use.

Viewing is highly advised. AF 24/9/25 V1 EPC=D







Approach

Via block paved pathway leading to steps to front door, driveway to side, access to rear garden. Double glazed front door with double glazed windows to side giving access to entrance hallway.

Entrance hall

Ceiling light point, central heating radiator, stairs to first floor accommodation, access to ground floor w.c.

Ground floor w.c.

Ceiling light point, double glazed obscured window to side, low level w.c., central heating radiator, tiled walls, tiled floor.

Kitchen 11'9" x 8'10" (3.6 x 2.7)

Ceiling spotlights, opening to conservatory, wall and base units, stone effect work top, sink and drainer, induction hob, extractor, built in microwave, oven, integrated fridge freezer, washing machine and dish washer, central heating boiler, vertical central heating radiator, tiled flooring.

Conservatory 6'6" x 7'2" (2.0 x 2.2)

Double glazed windows to surround, ceiling light point, double glazed patio doors to rear garden.

Living room 9'10" x 15'5" (3.0 x 4.7)

Double glazed window to front, patio door to rear garden, coving to ceiling, ceiling light point, central heating radiator.

First floor landing

Double glazed window, ceiling light point, access to bedrooms and bathroom.

Bedroom one 11'5" x 8'10" (3.5 x 2.7)

Two windows to rear, ceiling light point, central heating radiator.

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

Window, ceiling light point, central heating radiator.

Bedroom three 9'10" x 5'10" (3.0 x 1.8)

Window, central heating radiator, ceiling light point, wood effect laminate flooring.

Bathroom

Obscured window to side, loft access, ceiling light point, bath with shower over, wash hand basin vanity unit, part tiled walls, bulk head storage, central heating towel radiator, wood effect laminate flooring.

Rear garden

Paved seating area, steps down to garden, outbuilding at rear of garden.

Outbuilding 17'0" x 14'5" (5.2 x 4.4)

With power, double glazed door, double glazed windows.

Tenure

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 Banding

Tax Band is

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

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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.

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