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83 Summervale Road, Hagley, DY9 0LX

Guide Price £475,000

83 Summervale Road

A fabulous opportunity to purchase a three-bedroom family home in the heart of Hagley village!

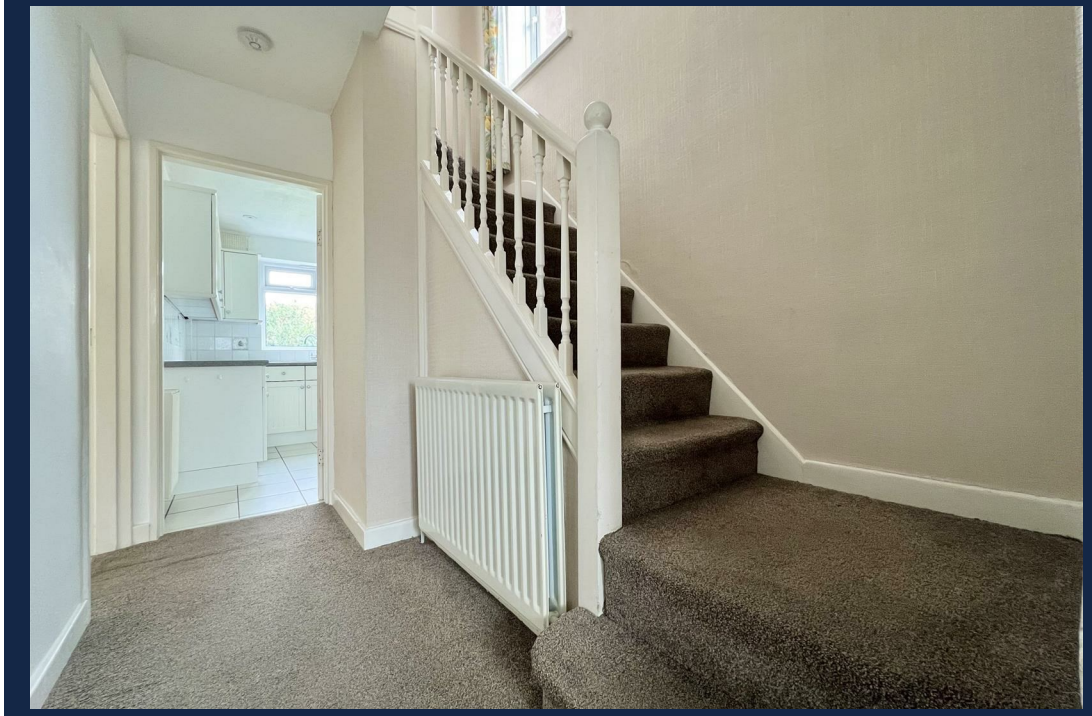
This neatly presented semi-detached property is located on Summervale Road, just a short walk away from Hagley high street and the amenities available including a variety of shops and eateries, a dentist, pharmacy, GP surgery and a village park. For those with children, Hagley Primary School is within walking distance and there are two options for secondary education- also walkable, along with various nursery options. For those who commute, there are nearby motorway networks and Hagley Train Station provides direct links to Birmingham, Worcester and further afield.

The ground floor comprises a porch and entrance hall with walk in cloakroom, large living room with bay window and dining room with garden views to the rear, kitchen with integrated appliances and pantry cupboard, and a breakfast room.

On the first floor there are three good sized bright and airy bedrooms, along with the house bathroom.

The garden to the rear is a great space to host friends and family, with the substantial patio area and lawn ensuring enough space for all. To the front of the property, the driveway allows off road parking for two vehicles with the potential for a third in the garage.

Viewings are by appointment only and can be arranged via our Hagley branch.













Approach
Approached via tarmac driveway with gravelled front garden, gate to the side for garden access and door through into the porch.

Porch
With double glazed window to front and door through into the entrance hall.

Entrance Hall
With central heating radiator, walk in cloak cupboard and stairs to the first floor landing. Doors lead to:

Living Room 11'9" max x 18'0" max (3.6 max x 5.5 max)
With double glazed bay window to front, central heating radiator and feature fireplace. Glass double doors lead into the dining room.

Dining Room 11'9" max 11'1" min x 8'6" max 3'7" min (3.6 max 3.4 min x 2.6 max 1.1 min)
With double glazed window and door to rear and central heating radiator.

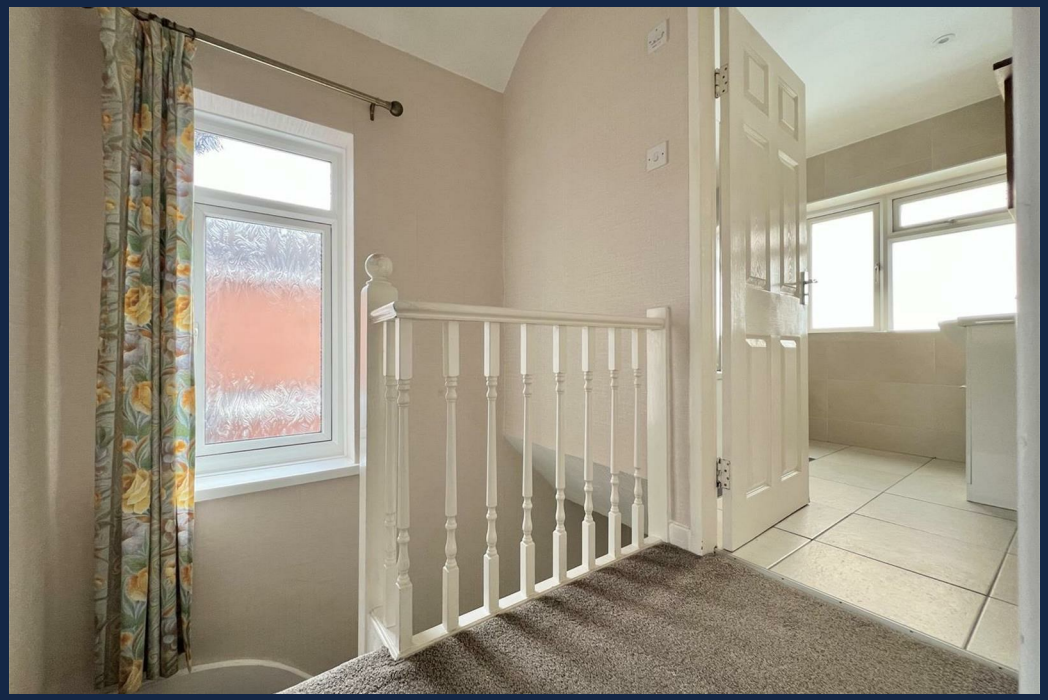
Kitchen 8'6" x 9'6" (2.6 x 2.9)
With double glazed window to rear, central heating radiator and tiled flooring. Featuring fitted wall and base units with worksurface over, one and a half bowl sink with drainage, and integrated appliances including a fridge, Bosch oven and dishwasher, Neff hob and extractor fan overhead. There is also a large walk in pantry cupboard with steps down and lighting, along with archway and step down to the utility.

Breakfast Room 5'10" max 5'2" min x 10'2" max 3'3" min (1.8 max 1.6 min x 3.1 max 1.0 min)
With French doors to the rear, obscured double glazed window and door to the side, central heating radiator and tiled flooring.

First Floor Landing
With obscured double glazed window to side, access to the loft via hatch and doors leading to:

Bedroom One 11'9" max 8'2" min x 13'9" max 4'11" min (3.6 max 2.5 min x 4.2 max 1.5 min)
With double glazed bay window to front and central heating radiator.





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Bedroom Two 11'9" max 11'5" min x 12'9" max 4'11" min (3.6 max 3.5 min x 3.9 max 1.5 min)
With double glazed window to rear and central heating radiator.

Bedroom Three 8'6" x 9'6" (2.6 x 2.9)
With double glazed window to rear and central heating radiator.

Bathroom
With obscured double glazed window to front, chrome heated towel radiator and tiling to floor and walls. There is a large vanity sink with storage, w.c. and fitted P shaped bath.

Garage 8'6" x 16'0" (2.6 x 4.9)
With up and over garage door, obscured double glazed window to side, lighting overhead and house boiler.

Garden
With large paved patio area and pathway leading to a further raised patio, lawn and planter beds with mature shrubs. The boundaries are established with fence panels and there is a pathway to the side with gate to the front of the property.

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 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





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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.

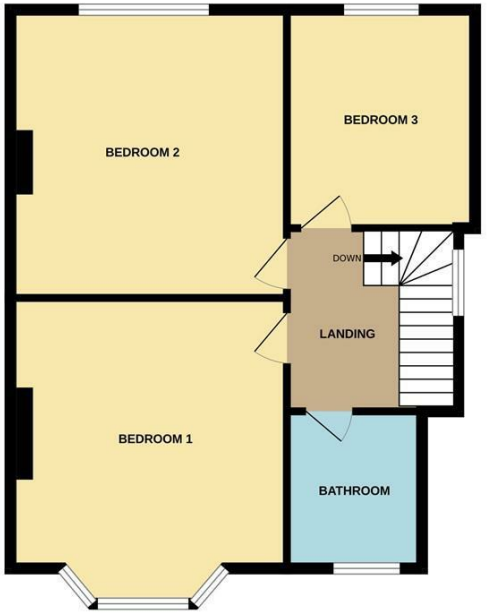
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee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



1ST FLOOR



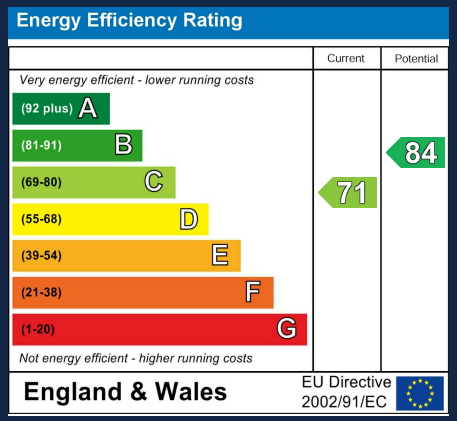
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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.



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