



Grove.

FIND YOUR HOME

13 Pearmain Garden, DY9 0AL

Guide Price £795,000

13 Pearmain Garden

Located on Pearmain Garden in Hagley, this delightful detached family home offers a perfect blend of comfort and style. Positioned just a short walk away from the central village of Hagley, residents can enjoy quick access to the many amenities on offer including schooling at both primary and secondary level, a GP surgery, pharmacy, the village park with play area, various shops and eateries along with excellent commuter links via Hagley train station and the nearby motorway routes.

Immaculately presented throughout, the property comprises a welcoming entrance hall, dining room, a large living room with bifold doors out to the garden and a log burner for cosy evenings, a bright and airy kitchen diner with sky lantern, utility and downstairs w.c.

On the first floor, the spacious main bedroom boasts its own ensuite with shower and bath and there are a further three double bedrooms, along with the large house bathroom.

The rear garden is a fabulous space to host loved ones; the large patio is ideal for garden furniture and barbeques and the lawn with high shrubs and trees ensures privacy.

There is ample off-road parking with the driveway allowing for three vehicles and the garage also offers potential for further parking.

To appreciate the space on offer within this home, please contact our Hagley branch for a viewing appointment.





Approach

Approached via driveway offering parking for three vehicles, with lawn to the front and gated access to both sides of the property leading to the rear garden.

Entrance Hall

With obscured double glazed window to front, central heating radiator and staircase to the first floor landing. Doors lead to:

Dining Room 10'9" max x 12'1" max (3.3 max x 3.7 max)

With double glazed window to front and central heating radiator.

Living Room 18'4" max 11'9" min x 14'9" max 11'5" min (5.6 max 3.6 min x 4.5 max 3.5 min)

With double glazed window and bifold doors to the rear, two central heating radiators and a feature fireplace with log burner insert.

Kitchen Diner 16'0" x 22'7" (4.9 x 6.9)

With double glazed window to side and bifold doors to rear, sky lantern overhead, two central heating radiators and tiled flooring. There are a variety of fitted wall and base units with worksurface over and breakfast bar, one and a half bowl stainless steel sink with drainage and mixer tap and a gas hob with extractor fan overhead. Integrated appliances include a fridge freezer, dishwasher, Neff microwave and oven. Door leads through to the utility.

Utility 6'10" x 4'11" (2.1 x 1.5)

With door to side, central heating radiator and tiled flooring. Featuring fitted base units with worksurface over, stainless steel sink and space and plumbing for white goods.

W.C.

With central heating radiator, w.c. and hand wash basin.

First Floor Landing

With double glazed window to front, central heating radiator and large airing cupboard for storage. Doors lead through to:

Bedroom One 15'1" x 16'0" (4.6 x 4.9)

With double glazed window to front, central heating radiator and door leading through to the ensuite.







Ensuite

With obscured double glazed window to side, chrome heated towel radiator and tiling to floor and half walls. There is a floating vanity sink, low level w.c., fitted bath and shower cubicle.

Bedroom Two 14'1" x 11'5" (4.3 x 3.5)

With double glazed window to rear and central heating radiator.

Bedroom Three 11'1" x 13'9" (3.4 x 4.2)

With double glazed window to the rear and central heating radiator.

Bedroom Four 11'9" x 10'2" (3.6 x 3.1)

With double glazed window to front and central heating radiator.

Bathroom

With obscured double glazed window to rear, chrome heated towel radiator and tiling to half walls. There is a low level w.c., hand wash basin, fitted bath and corner shower cubicle.

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

With electric garage door to front and door to side, lighting overhead, electric points and house boiler.

Garden

With large paved patio area allowing for garden seating and dining furniture, lawn with mature shrubs and established borders with fence panels.

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. We have also been advised that there is an annual service charge of £500. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is G.





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.

GROUND FLOOR



1ST FLOOR



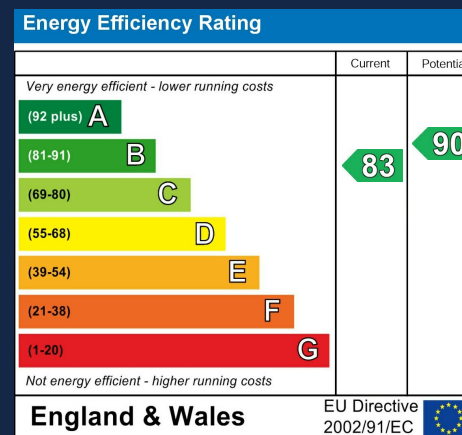
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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