

# Grove.

FIND YOUR HOME



53 Mushroom Green

West Midlands

DY2 0EE

Price Guide £185,000



Nestled in the charming area of Mushroom Green, Dudley, this delightful cottage presents a unique opportunity for those seeking a characterful home with great potential. The property boasts two well-proportioned bedrooms, making it ideal for those looking for one off property. The inviting reception rooms offer a warm and welcoming atmosphere, perfect for relaxation or entertaining guests in the impressive garden.

One of the standout features of this cottage is the extended rear, which enhances the living space and provides a seamless connection to the courtyard section of the rear garden. This outdoor area is a true gem, offering ample room for gardening, play, or simply enjoying the fresh air. Additionally, the property includes a garage and a driveway, providing convenient parking for up to two vehicles.

Situated in a period setting, the location of Mushroom Green adds to the appeal of this home, with its picturesque surroundings and community spirit. The cottage not only offers comfortable living but also presents great future potential for those looking to make their mark.

In summary, this unique cottage in Mushroom Green is a delightful property that combines character, space, and a fantastic location. Whether you are a first-time buyer, a growing family, or someone looking to downsize, this home is well worth a visit. AF 19/2/26 V4







#### Approach

Via solid wood front door with inserts giving access into:

Dining room 11'1" x 11'5" (3.4 x 3.5)

Ceiling light point, ceiling rose, coving to ceiling, fireplace housing log burner, economy heater, door to stairs to first floor accommodation, herringbone flooring, access to inner hall lounge.

Lounge 10'5" x 10'9" (3.2 x 3.3)

Window to front, ceiling light point, ceiling rose, coving to ceiling, fireplace, wooden parquet flooring, economy heater.

#### Inner hall

Ceiling light point, access to pantry under stairs, herringbone flooring.

Kitchen 9'6" max 7'2" min x 8'6" (2.9 max 2.2 min x 2.6)

Window to rear, wall mounted extractor, ceiling light point, part tiled walls, range of wall and base units with work surface over, one and a half bowl sink and drainer, space for cooker, space for dishwasher and fridge freezer, tiled flooring. Steps down to sun lounge.

Sun lounge 6'10" x 11'5" min 12'5" max (2.1 x 3.5 min 3.8 max)

Ceiling light point, single glazed windows to side, wooden door out to rear, wood effect laminate flooring, economy heater.









#### Utility

Ceiling light and wall light, single glazed window, wood effect flooring, storage cupboard.

#### House bathroom

Ceiling spotlights, single glazed window, bath with shower attachment, storage to side, part tiled walls, low level w.c., wash hand basin, tiled flooring.

#### First floor landing

Double glazed window, loft access hatch, ceiling light point.

#### Bedroom one 10'5" x 11'5" (3.2 x 3.5)

Single glazed window to front, ceiling light point, economy heater, coving to ceiling, built in storage around the bed.

#### Bedroom two 11'5" x 11'1" (3.5 x 3.4)

Single glazed unit to front, ceiling light point, coving to ceiling, economy heater.

#### Rear garden

Courtyard seating area, slabbed footpath with space

for shed, gate to driveway, further additional slabs leading to block paved area, summer house, additional seating, block paved steps leading down to garden with lawn and trees, additional concrete area with shed at the rear of the garden.

#### Garage/driveway

Tarmac driveway with block paved edging, to the side is a gravelled area with garage to rear.

#### 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 C

#### 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 you offer until these checks have been carried out.

#### 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 or equipment.