



# Grove.

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7 St. Peter's Road, Pedmore, Stourbridge DY9 0TY

Offers In Excess Of £450,000

# 7 St Peters Road

A fabulous four bedroom semi detached home on St Peters Road! Positioned just off Beckman Road, this lovely family home is deceptively spacious and offers flexibility for families of all sizes.

St Peters Road is located just a short drive away from Stourbridge town centre and offers easy access to the local amenities including schooling at primary level with Pedmore Primary School and Ham Dingle Primary School, as well as Oldswinford Hospital High School, Red Hill and Pedmore High School.

The property comprises a cosy front living room, dining room with conservatory to the rear, large kitchen with utility, w.c. and gym and a study, ideal for those who work from home. Upstairs you will find the four bedrooms, the main with ensuite, and the modern family bathroom.

The garden space has been thoughtfully designed with a paved patio area, sloping pathway leading through rockery style planter beds and ponds up to an elevated lawn with outdoor kitchen space, ideal for hosting friends and family!

For parking, the driveway offers space for up to two vehicles and the garage, currently being used as a workshop, does provide space for a further vehicle.

To arrange a viewing, please contact our Hagley branch.





## Approach

Approached sloped driveway

## Porch

With sliding door to front and obscured window into the entrance hall.

## Entry Hall

With central heating radiator, wood effect flooring and stairs to the first floor landing with understairs storage. Doors lead to:

Lounge 12'5" max x 13'9" max (3.8 max x 4.2 max)

With double glazed bay window to front, central heating radiator and feature stone cantilever bioethanol fireplace.

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

With central heating radiator, wood effect flooring, fitted wood shelving and glass doors through into the conservatory.

Conservatory 12'9" x 12'1" (3.9 x 3.7)

With double glazing windows and French doors out to the rear, two central heating radiators and wood effect flooring.

Bar Area 7'10" x 8'6" (2.4 x 2.6)

With central heating radiator, wood effect flooring and fitted base units with worksurface over and space and plumbing for white goods.

Office 8'6" x 8'6" (2.6 x 2.6)

With obscured double glazed window to side and central heating radiator.

Kitchen 14'5" max 9'2" min x 12'1" max 6'10" min (4.4 max 2.8 min x 3.7 max 2.1 min)

With double glazed window to rear, Velux and skylight overhead, central heating radiator and wood effect flooring. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl sink, integrated dishwasher and large range cooker with extractor fan overhead and fridge freezer. Door leads through into the utility.

Utility 8'2" x 7'10" (2.5 x 2.4)

With double glazed window and door to side, central heating radiator and wood effect flooring. There are various fitted base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods. Doors lead to:



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W.C.

With central heating radiator, wood effect flooring, pedestal sink and w.c.

Gym 8'2" x 10'5" (2.5 x 3.2)

With double glazed window to side, central heating radiator and house boiler.

First Floor Landing

Split level landing, access to loft via hatch and doors leading to:

Bedroom One 10'5" x 14'1" (3.2 x 4.3)

With double glazed bay window to front, central heating radiator and fitted wardrobes for storage. Door leads through to the ensuite.

Ensuite

With obscured window to front and central heating radiator. There is a pedestal sink, w.c. and large shower cubicle.

Bedroom Two 9'10" x 11'9" (3.0 x 3.6)

With double glazed window to rear, central heating radiator and fitted wardrobes for storage.

Bedroom Three 8'6" max 4'11" min x 10'5" max 8'10" min (2.6 max 1.5 min x 3.2 max 2.7 min)

With double glazed window to rear and central heating radiator.

Bedroom Four 8'2" max 5'2" min x 10'2" max 8'10" min (2.5 max 1.6 min x 3.1 max 2.7 min)

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 floor and half walls. There is a w.c., fitted vanity sink, corner bath with hand held shower and walk in shower with hand held and drench head over.

Garage 8'6" x 18'0" (2.6 x 5.5)

With up and over garage door, lighting overhead and electric points.

Garden

A tranquil space with paved patio area, gently sloping pathway through rockery planter beds with waterfall pond leading up to a lawn to the rear. There are various mature shrubs and trees and the borders are established 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. 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

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.

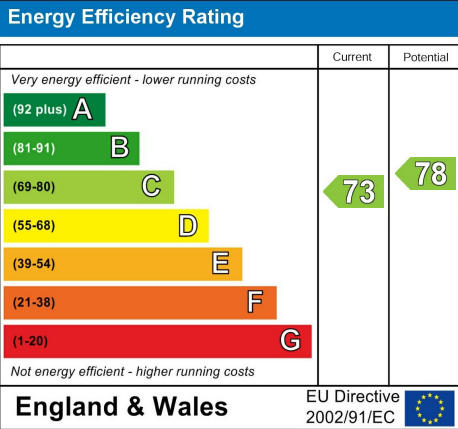


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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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