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6 Ironbridge Walk, Pedmore, Pedmore, DY9 0SF

Guide Price £865,000

6 Ironbridge Walk

Grove Properties are delighted to present this beautifully maintained four bedroom detached family home on Ironbridge Walk in Pedmore. Positioned between the village of Hagley and the town of Stourbridge, this ideally located property gives its residents easy access to amenities in both, including various shops and eateries, schooling at both primary and secondary level and excellent transport links via rail, bus and motorway.

The property itself benefits from bespoke alterations; the entrance hall has been extended to create a welcoming first impression, custom maple wood staircase with spotlights lead to the gallery landing, the clay brick driveway with hydraulic security bollards, an Italian Silvelox garage door, integral vacuum system and a Vent-Axia Heat Recovery ventilation system.

Comprising a large living room and separate dining room, both with doors out onto the garden, a kitchen diner with high end appliances, utility with integral door into the garage, and a downstairs w.c. Upstairs, the main bedroom offers bespoke storage and an ensuite shower room, alongside three further bedrooms, study and the house bathroom.

To the rear, the landscaped garden with raised colourful planter beds and summerhouse is a lovely space to relax at the end of the day or to host loved ones during the summer months.

Viewings are highly recommended to appreciate the quality of work throughout and can be booked via our Hagley office.

Approach
Approached via large in and out clay brick driveway with hydraulic security posts, gate to side and alcove weather porch.

Entrance Hall
With obscured double glazed windows to front, bespoke Amtico flooring with underfloor heating and large cloak cupboard for storage. Bespoke maple wood staircase leads to the first floor landing with integral lighting and doors lead through to:

Living Room 12'9" x 23'7" (3.9 x 7.2)
With double glazed window to front, sliding glass doors to rear, Amtico flooring with underfloor heating and feature fireplace with log burner, maple wood surround and granite hearth.

Dining Room 11'5" x 13'9" (3.5 x 4.2)
With sliding glass doors to rear, Amtico flooring and underfloor heating throughout.

Kitchen 18'4" x 11'5" (5.6 x 3.5)
With double glazed window and French doors to rear, Amtico flooring with underfloor heating and integral kickboard vacuum. Featuring bespoke wall and base units with Corian worksurface over, one and a half bowl sink with drainage and integrated Miele dishwasher. There are also various integrated Siemens appliances including a gas hob with double extractor fan, double oven, combination microwave and a warming drawer, alongside space and plumbing for white goods.

Utility 15'1" (into cupboard) x 5'2" (4.6 (into cupboard) x 1.6)
With central heating radiator, bespoke wall and base units with Corian worksurface over, sink bowl with drainage, space and plumbing for white goods alongside a whole house water softener. To the rear is a full height cupboard housing the boiler and comms. Door leads through to the garage.

W.C.
With obscured double glazed window to front, central heating radiator and Amtico flooring, w.c. and hand wash basin.

First Floor Landing
With large double glazed window to front, central heating radiator and maple doors leading to:

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JONES

Bedroom One 12'9" x 18'0". (3.9 x 5.5.)
With double glazed window to front, central heating radiator and bespoke wardrobes for storage. Door leads through to the ensuite shower room.

Ensuite
With obscured double glazed window to rear, chrome heated towel radiator and wood effect flooring. There is a large fitted vanity unit with low level w.c. and hand wash basin and a walk in shower cubicle with hand held shower and drench head over.

Bedroom Two 13'9" x 11'9" (4.2 x 3.6)
With double glazed window to rear, central heating radiator, laminate wood effect flooring with integral spotlights and fitted wardrobes for storage.

Bedroom Three 14'9" x 9'6" (4.5 x 2.9)
With double glazed window to front, central heating radiator and bespoke fitted storage.

Bedroom Four 10'2" x 10'2" (3.1 x 3.1)
With double glazed window to rear and central heating radiator.

Office 7'2" x 6'6" (2.2 x 2.0)
With double glazed window to side, central heating radiator and laminate wood flooring. There is bespoke storage with shelving and access to the loft via hatch.

Bathroom
With obscured double glazed window to rear, chrome heated towel radiator, wood effect flooring and tiling to half walls. There is a pedestal sink, w.c., large shower cubicle and sunken bath.

Garage 14'9" x 17'4" (4.5 x 5.3)
With a custom made, highly secure garage door to front sourced from the Italian company Silvelox, lighting overhead and electric points throughout. The central collection unit for the integral vacuum system is housed here and easily accessed.

Garden
A private space with large paved patio, lawn and resin pathway leads to a further patio area. There are several raised planter beds, a summerhouse and a large shed for storage. Pathway and gate to side give access from the driveway.

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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 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.

DON'T TAKE LIFE TOO SERIOUSLY
NOBODY GETS OUT ALIVE ANYWAY
What if the Hokey Cokey
really IS what it's all about?
CLOSED
GRUMPY
OLD MAN
CLUB
FOSHER
NEXTDOOR

GROUND FLOOR
1257 sq.ft. (116.7 sq.m.) approx.

1ST FLOOR
1058 sq.ft. (98.3 sq.m.) approx.

TOTAL FLOOR AREA : 2315 sq.ft. (215.1 sq.m.) approx.

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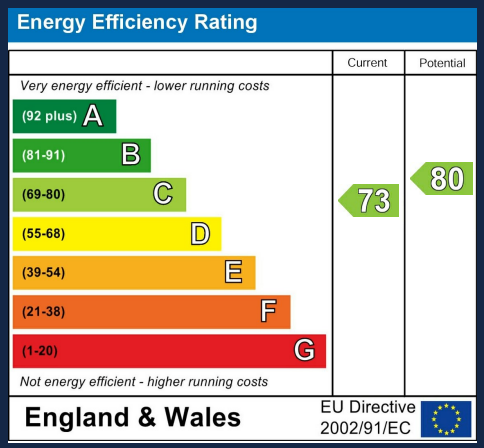
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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Hagley
129 Worcester Road
Hagley
DY9 0NN
T: 01562 270 270
E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk