



Grove.

FIND YOUR HOME

28 Church Road, Oldswinford, Stourbridge DY8 2HQ

Guide Price £475,000

Balcony House

28 Church Road

Welcome to Balcony House, a well presented three-bedroom townhouse located on Church Road in Oldswinford. Positioned opposite Castle Grove, just stones throw from St Mary's Church, this property is within easy reach of local amenities, the central town of Stourbridge and excellent transport links within walking distance via Stourbridge Junction main line to Birmingham, Worcester and Stratford Upon Avon. There is also a shuttle giving access to Stourbridge Town centre arriving at regular intervals.

Set out across three floors, the ground floor comprises a large living room with high ceilings and space for dining furniture, a modern kitchen with newly fitted units and appliances, and downstairs w.c. On the first floor, there is a shower room and bedroom currently used as a reception room with doors out on to the balcony, offering views of the garden and church. The further two bedrooms along with the house bathroom are located on the second floor, ideal for families with older children looking to have their own space.

To the rear of the property is a tranquil walled garden with a paved patio and decking area, creating a lovely space to enjoy an alfresco meal with friends.

For parking, there is an allocated space to the front of the property and further secure gated parking to the rear with a garage and space in front for another vehicle.

To arrange a viewing, please contact our Hagley office.





Approach

Approached via gated residents driveway with allocated parking space and steps up to the front door.

Entrance Hall

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

Kitchen 7'2" x 9'6" (2.2 x 2.9)

With double glazed sash window to front, central heating radiator and wood flooring. Featuring a variety of newly fitted wall and base units with granite worksurface over, sink with mixer tap and hob with extractor fan overhead. Integrated appliances include a dishwasher, fridge freezer and a double oven with grill and integral microwave.

Living Room 13'9" x 14'9" (4.2 x 4.5)

With double glazed sash window and door to rear, two central heating radiators, wood flooring and a feature retro fireplace with live flame gas fire.

W.C.

With obscured sash window to side, central heating radiator, tiling to floor and walls, w.c. and hand wash basin.

First Floor Landing

With double glazed sash window to front, central heating radiator and stairs to the second floor landing. Doors lead to:

Lounge/ Third Bedroom 13'5" max 2'3" min x 15'1" max 9'10" min (4.1 max 0.7 min x 4.6 max 3.0 min)

With double glazed sash window to rear and door out to the balcony, central heating radiator and bespoke storage cupboards.

Shower Room

Recently refitted with obscured sash window to front, chrome heated towel radiator, large fitted vanity with sink basin, w.c. and ample storage, and a corner shower cubicle with hand held shower and drench head over.





Second Floor Landing

Doors leading to bedrooms, bathroom and large cupboard with space and plumbing for white goods.

Bedroom One 11'1" max 7'10" min x 10'2" max 6'10" min (3.4 max 2.4 min x 3.1 max 2.1 min)

With two double glazed sash windows to front, central heating radiator, fitted wardrobes for storage and access to the boiler via storage cupboard.

Bedroom Two 8'6" x 10'2" (2.6 x 3.1)

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

Bathroom

With obscured sash window to rear, chrome heated towel radiator and tiling to splashback. There is a fitted sink, w.c. and bath with hand held shower overhead.

Garage 10'2" x 17'8" (3.1 x 5.4)

With automatic garage door, lighting and electric points. The garage is accessed via a residents electric gate and is located at the rear of the property, there is a further parking space in front of the garage.

Garden

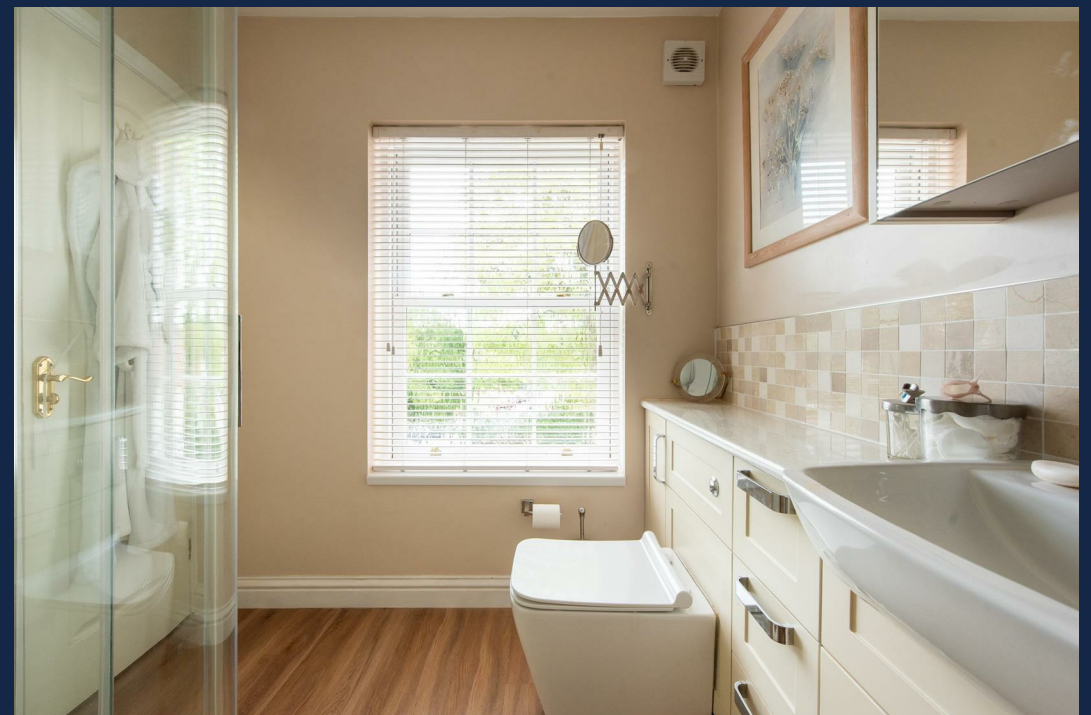
With a paved patio area and steps leading up to the raised decking, there is ample space for seating furniture and there are various raised planter beds with mature shrubs. Steps to the rear give access to the gate leading to the garage, there is a further gate to the side for access to the front of 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

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.

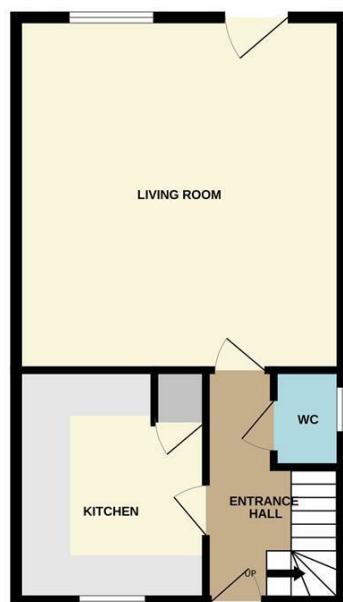


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GROUND FLOOR



1ST FLOOR



2ND FLOOR



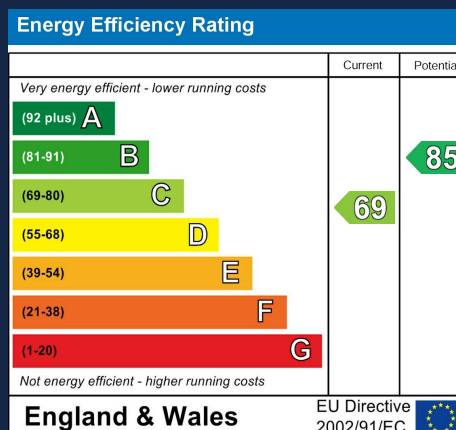
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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