4 Red Oak Drive,
Lea Castle, DY10 3GH

Guide Price £250,000

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4 Red Oak Drive

A beautifully maintained two bedroom semi-detached home, located on the popular Red Oak Drive in Lea Castle

Comprising an open plan kitchen living space with French doors and views out onto the garden, downstairs w.c., two double bedrooms and a family bathroom, the accommodation on offer is ideal for couples or young families looking to be situated on a pleasant, well maintained development.

Externally, the garden is a perfect space for children to play or to enjoy the warmer months hosting friends and family. To the side of the property, the driveway allows off road parking for two vehicles.

Positioned just a short distance away from Cookley and Kidderminster, local amenities including schooling, doctors surgeries, various shops and eateries, nature walks and outdoor activities are all within easy reach.

To arrange a viewing of this lovely property, please contact our Hagley branch.

FAMILY

TOYS

Approach
Approached via path with lawn to front, weather porch and driveway to side with gate through into the garden.

Entrance Hall
With central heating radiator, herringbone wood flooring and doors leading to:

W.C
With central heating radiator, herringbone wood flooring, pedestal sink and w.c.

Kitchen Living Space 13'1" max x 25'3" max (4.0 max x 7.7 max)
With dual aspect double glazed windows to front and side, French doors to rear, two central heating radiators and herringbone wood flooring. Featuring a variety of fitted wall and base units with worksurface over, stainless steel sink and four ring hob with extractor fan overhead. Integrated appliances include a fridge freezer, oven, dishwasher and washing machine, along with space for both dining and living furniture. Stairs lead up to the first floor landing.

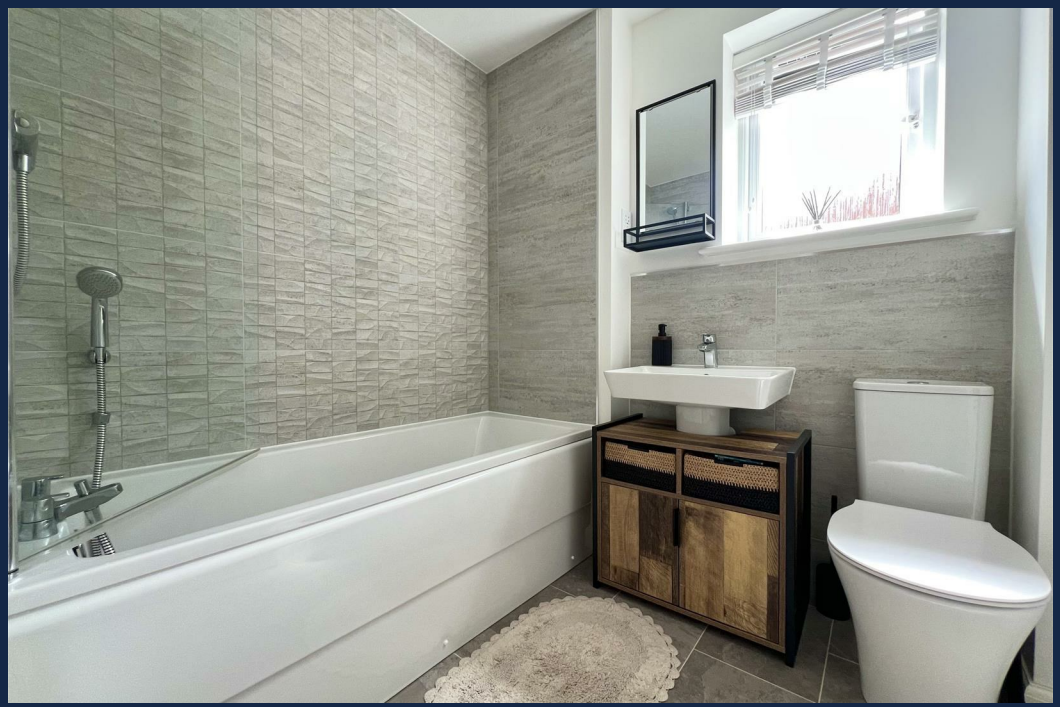
First Floor Landing
With access to the loft via hatch and doors lead to:

Bedroom One 13'5" max x 9'2" max (4.1 max x 2.8 max)
With double glazed window to front and central heating radiator.

Bedroom Two 13'1" max 9'6" min x 8'6" max 5'10" min (4.0 max 2.9 min x 2.6 max 1.8 min)
With double glazed window to rear, central heating radiator and large over-stairs storage cupboard.

Bathroom
With obscured double glazed window to side, chrome heated towel radiator and tiling to splashback. There is a pedestal sink, w.c. and fitted bath with hand held shower.

Garden
With paved patio area, lawn with mature planter beds, shed for storage and established borders with fence panels. Gate to side gives access to the driveway for convenience.



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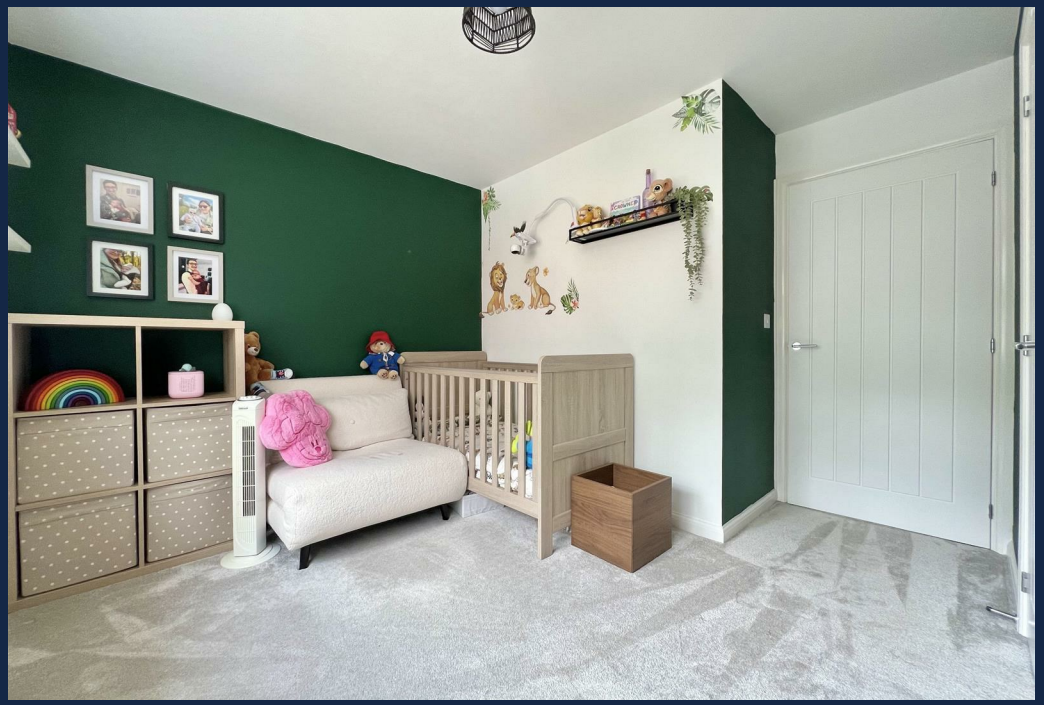

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. We have been advised that there is a maintenance charge of approximately £417 per annum. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is B.

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.

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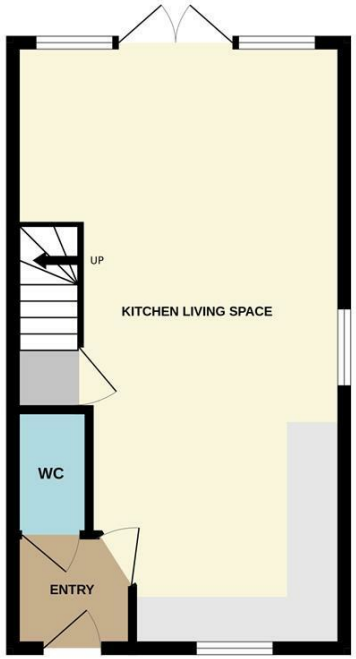
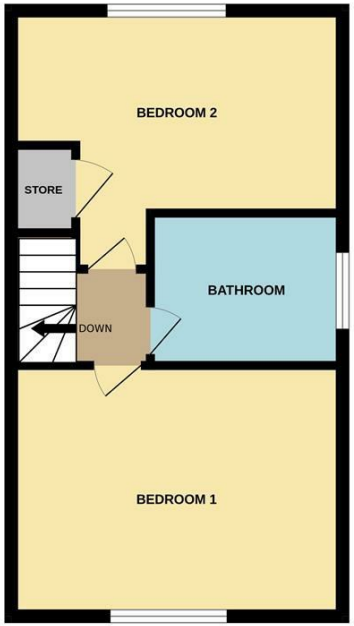
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee 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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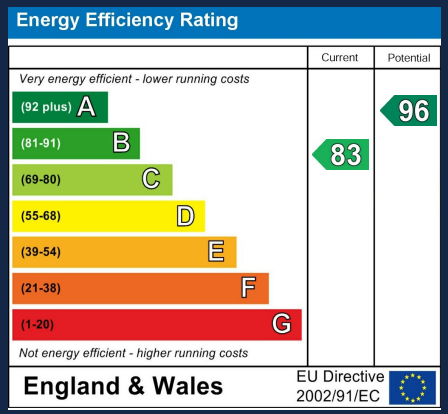
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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