Grove.

FIND YOUR HOME

42 Lightwoods Road, Stourbridge DY9 0TR

Guide Price £375,000

42 Lightwoods Road

Grove Properties Group are delighted to present this immaculately maintained two bedroom semi-detached bungalow located on Lightwoods Road.

Upon approach via the large driveway, you are welcomed through the entrance hall into the substantial living dining space with conservatory to the rear and modern, well equipped kitchen. The two light and airy bedrooms are great sizes, the main with sliding door wardrobes and the house bathroom provides a separate bath and shower cubicle.

Externally, the paved garden is low maintenance and a lovely space to sit out and enjoy the warmer months.

This property is ideal for those looking to downsize and benefits from being within close proximity of local amenities in Stourbridge town centre and the neighbouring village of Hagley.

Approach
Approached via large driveway with car port, door through to the garden and step up to front door.

Entry Hall
With door and obscured window to side, central heating radiator and wood flooring. Doors lead through to:

Living Diner 12'1" max 10'9" min x 24'3" max 5'6" min (3.7 max 3.3 min x 7.4 max 1.7 min)
With glass sliding doors through into the conservatory, two central heating radiators and feature fireplace with electric fire insert. Further door leads through into the kitchen.

Conservatory 9'6" x 7'6" (2.9 x 2.3)
With double glazing windows surrounding, French doors to the rear and tiled flooring.

Kitchen 10'5" x 15'1" (3.2 x 4.6)
With double glazing window to rear, door to side for access and wood flooring. Featuring various fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and integrated Bosch oven and grill. There is also a four ring hob with extractor fan overhead, space and plumbing for white goods and a handy pantry cupboard.

Bedroom One 9'6" x 12'1" (2.9 x 3.7)
With double glazing window to front, central heating radiator and fitted sliding door wardrobes for storage.

Bedroom Two 9'10" x 8'10" (3.0 x 2.7)
With double glazing window to front, central heating radiator and access to the loft via hatch.

Bathroom
With obscured window to side, heated towel radiator and tiling to walls. There is a pedestal sink, w.c., fitted bath and separate corner shower cubicle.

Garage 8'2" x 16'0" (2.5 x 4.9)
With up and over garage door, obscured window to the rear and door to side. There is also lighting overhead, electric points and space for white goods.

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Garden
A block paved space with ample room for seating furniture, low maintenance planter beds with mature shrubs and access to the garage via door. The borders are established with fence panels and there is a door through to the car port for side external access.

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 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. 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

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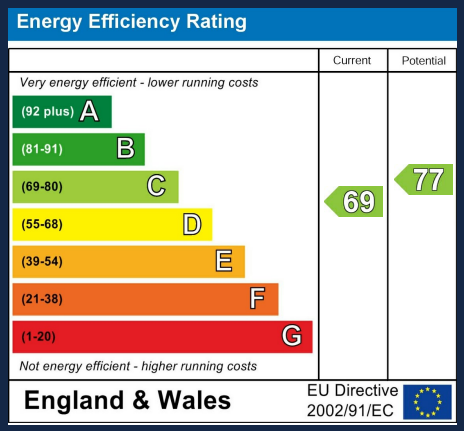
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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