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27 Lychgate Avenue, Pedmore, DY9 0TS

Guide Price £375,000

27 Lychgate Avenue

An excellent opportunity to purchase a three bedroom semi-detached family home on Lychgate Avenue, offered with no upward chain.

Comprising a large living dining area with open plan kitchen, separate sitting room previously used as bedroom, three bedrooms and family bathroom on the first floor, the accommodation offers flexibility for families and provides space to enjoy time together or to branch out for privacy.

Externally, the rear garden is a great space to host family and friends and for children to play during the warmer months. The driveway allows off road parking for two vehicles.

Lychgate Avenue is located just a short drive away from Stourbridge town centre and the amenities it offers, whilst also being within close proximity to Stourbridge Junction train station offering direct links to Birmingham and Worcester. Schooling is also available at both primary and secondary level with Pedmore Primary School and High School easily accessible.

To arrange a viewing, please contact our Hagley branch.

Approach
Approached via gravel driveway with door through into the porch.

Porch
With double glazed windows surrounding and door through into the living dining area.

Living Dining Area 23'7" max x 14'9" max (7.2 max x 4.5 max)
With dual aspect double glazed windows to front and rear, two central heating radiators and wood effect flooring. Stairs lead to the first floor landing, door through to the lounge and w.c. This space is open plan into the kitchen.

Kitchen 7'2" max x 13'9" max (2.2 max x 4.2 max)
With double glazed window and door to rear, central heating radiator and tiling to floor and walls. There are various fitted wall and base units with worksurface over, one and a half bowl sink, space for a cooker and space and plumbing for white goods.

Bedroom/Lounge 15'8" max x 7'10" max (4.8 max x 2.4 max)
With double glazed window to front, central heating radiator and wood effect flooring.

W.C.
With tiling to floor and walls, w.c. and hand wash basin.

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

Bedroom One 11'5" max x 15'1" max (3.5 max x 4.6 max)
With double glazed window to front, central heating radiator and wood effect flooring.

Bedroom Two 11'5" x 11'1" (3.5 x 3.4)
With double glazed window to rear and central heating radiator.

Bedroom Three 8'10" x 8'6" (2.7 x 2.6)
With double glazed window to front, central heating radiator and wood effect flooring.

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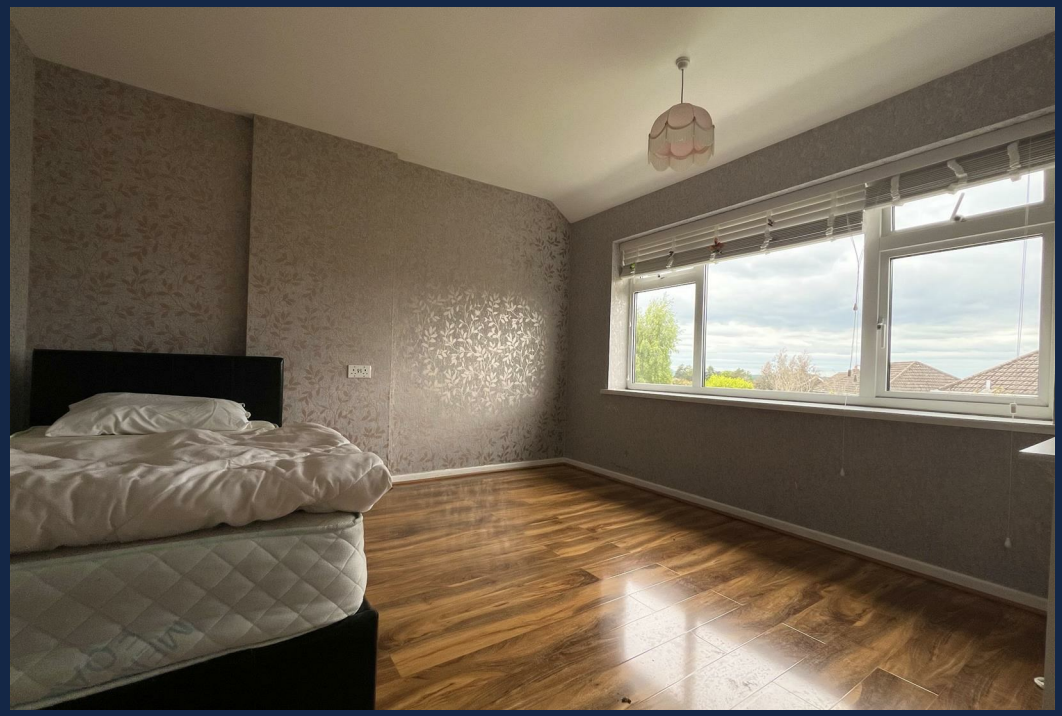

Bathroom
With obscured double glazed window to rear, chrome heated towel radiator and tiling to floor and walls. There is a w.c., vanity unit with hand wash basin, fitted bath with hand held shower and separate shower cubicle.

Garden
With paved patio area, lawn and shed for storage. The borders are established with fence panels and there is a gate to side for 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 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

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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.

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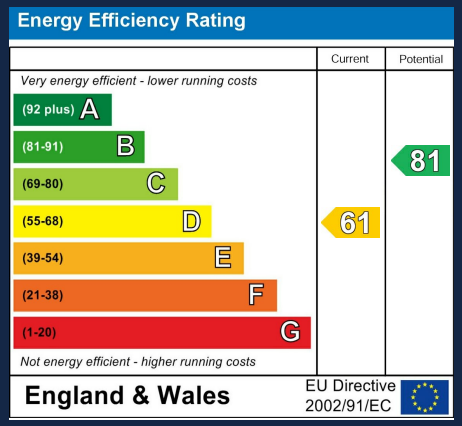
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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