7 Parish Gardens
Pedmore
Stourbridge, DY9 0DS

Guide Price £490,000

Grove.

FIND YOUR HOME

7 Parish Gardens

A lovely four bedroom home on the quiet cul de sac of Parish Gardens. This well maintained property is ideally located just a short distance from Stourbridge town centre providing access to the local amenities, public transport links via bus and train along with schooling at primary, secondary and college level.

Comprising a large living room with space for dining area, newly fitted kitchen with breakfast bar and downstairs w.c.. Upstairs you will find the four bedrooms, the main with ensuite and the further family bathroom.

The garden with lawn and decking area provides a wonderful space to enjoy the warmer months and is a safe secure place for children to play. The driveway and garage offer ample off road parking.

Viewings of this property are highly recommend!

SPIELBERG

Approach
Approached via driveway with space for two vehicles and gate to side for access through to the garden.

Entry Hall
With central heating radiator, wood effect flooring and stairs to first floor landing. Double doors radiating to lounge and door to kitchen & w.c.

Living Room 29'6"/13'1" max 10'6" min x 11'10" max x 8'6" min (9/4 max 3.2 min x 3.6 max x 2.6 min)
With double glazing bay window to front and fitted shutters, French doors out to rear, two central heating radiators and gas feature fireplace. With ample space for both living room and dining room furniture, the space is currently being used as a lounge diner.

W.C.
With obscured double glazing window to front, chrome heated towel radiator, wood effect flooring and tiling to splashback. Low level w.c. and fitted sink with storage.

Kitchen 14'1" max 3'7"in x 12'10" max 6'3" min (4.3 max 1.1in x 3.9 max 1.9 min)
With double glazing window to rear, door to side for outdoor access, central heating radiator and wood effect flooring. Fitted wall and base units with quartz worksurface over and matching breakfast bar. Copper fitted sink, five ring gas hob with NEFF extractor fan overhead, NEFF oven, grill, microwave and various integrated appliance such as fridge, freezer, dishwasher, washing machine and wine fridge. Door giving access to understairs storage cupboard.

First Floor Landing
Accessed via staircase with feature glass banister. Central heating radiator, airing cupboard and access to loft via hatch. With doors radiating to:

Bedroom One 9'6" x 16'1" (2.9 x 4.9)
With double glazing window to front, fitted shutters, central heating radiator and door leading to ensuite.

Ensuite
With obscured double glazing window to front, chrome heated towel rail and tiling to walls. Low level w.c., pedestal sink and fitted bath with shower over.

Bedroom Two 9'10" max 8'6" min x 12'6" max 8'10" min (3.0 max 2.6 min x 3.8 max 2.7 min)
With double glazing window to rear, fitted shutters and central heating radiator.

Bedroom Three 8'6" x 10'2" (2.6 x 3.1)
With double glazing window to front, fitted shutters and central heating radiator.

Bedroom Four 8'6" x 9'2" (2.6 x 2.8)
With double glazing window to rear, fitted shutters and central heating radiator.

Family Bathroom
With obscured double glazing window to rear, chrome heated towel rail and tiling to floor and walls. Low level w.c., pedestal sink and fitted shower cubicle with hand held shower and drench head over.

Garage 17'9" x 8'2" (5.4 x 2.5)
With roller shutter door.

Garden
With Astro turfed lawn, raised decking area with ample space for outdoor furniture, integrated hot tub and established borders with fence panels.

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 F.

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.

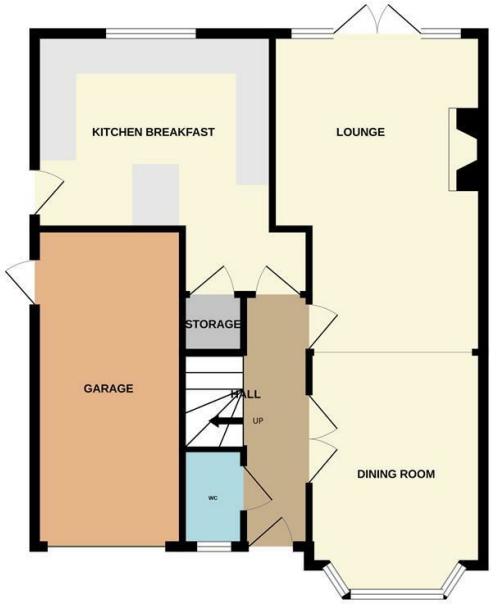
Referral Fee's
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you 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.

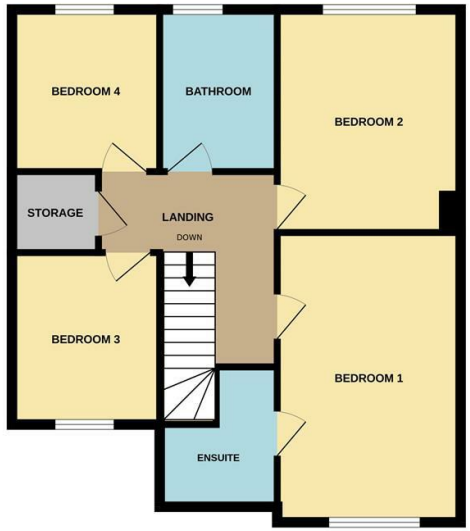
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

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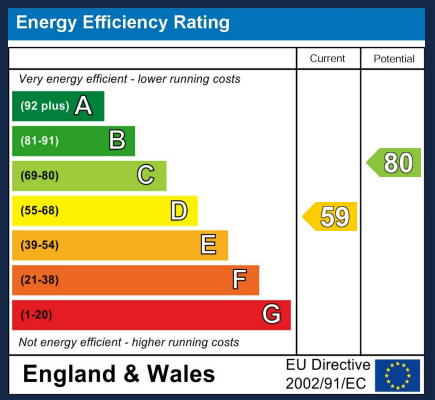
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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