

Grove.

FIND YOUR HOME

77 Lodge Crescent, Hagley, DY9 0ND

Guide Price £475,000

77 Lodge Crescent

Located on the ever-popular Lodge Crescent, Grove are pleased to present this three-bedroom semi-detached home to market.

Comprising a large rear reception room, dining room to the front, breakfast kitchen, downstairs w.c., three bedrooms and house bathroom, the accommodation offers flexibility for families to spend time together and to branch out for privacy.

Externally there is a lovely mature garden, ideal for keen gardeners or for those who like to host summer gatherings with family and friends. To the front of the property, the driveway allows off road parking for two vehicles and a further vehicle in the garage.

Lodge Crescent is positioned within walking distance of the village high street and the amenities it offers. A GP surgery, pharmacy, various shops, pubs & eateries, and a post office are all easily accessed, along with the village primary school and two high schools. For those who commute to and from work, Hagley train station provides links across the West Midlands, and the motorway networks are just a short drive away.

To arrange a viewing, please contact our Hagley office.













Approach
Approached via driveway with lawn to front, gate to side and open weather porch.

Entrance Hall
With central heating radiator, stairs to the first floor landing with understairs store cupboard and doors leading to:

Dining Room 11'5" max 8'10" min x 13'1" max 10'9" min (3.5 max 2.7 min x 4.0 max 3.3 min)
With double glazed window to front and central heating radiator.

Living Room 11'5" max 10'2" min x 17'8" max 2'11" min (3.5 max 3.1 min x 5.4 max 0.9 min)
With double glazed sliding doors to the rear, central heating radiator and feature fireplace.

Kitchen 13'5" max 5'10" min x 13'9" max 5'6" min (4.1 max 1.8 min x 4.2 max 1.7 min)
With double glazed window and door to rear and central heating radiator. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage, space for an oven and further space and plumbing for white goods. Door leads through into the w.c.

W.C.
With obscured double glazed window to side, 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 9'6" min x 13'9" max 10'9" min (3.5 max 2.9 min x 4.2 max 3.3 min)
With double glazed window to front, central heating radiator and fitted wardrobes for storage.

Bedroom Two 11'5" x 10'9" (3.5 x 3.3)
With double glazed window to rear, central heating radiator and fitted wardrobes.

Bedroom Three 10'9" max 4'7" min x 14'9" max 7'10" min (3.3 max 1.4 min x 4.5 max 2.4 min)
With double glazed window to front and central heating radiator.
AGENTS NOTE: Restricted head height to one side due to eaves.





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Bathroom
With obscured double glazed window to rear, heated towel radiator and tiling to walls. There is a pedestal sink, w.c. and walk in shower cubicle.

Garden
With paved patio area, lawn with mature colourful planter beds and vegetable patch to the rear with greenhouse. The boundaries are established with fence panels and there is a pathway to the side with gate for access to the front of the property.

Garage 15'5" x 7'6" (4.7 x 2.3)
With garage door to the front, lighting overhead and house boiler.

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.

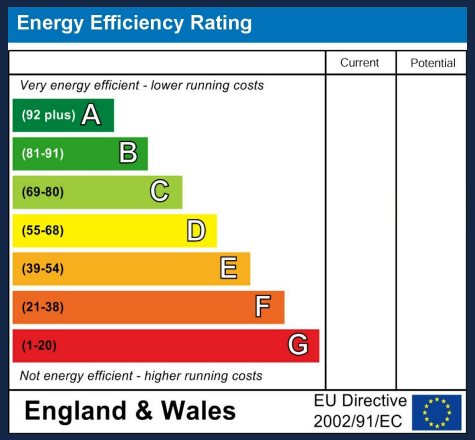
FLOORPLAN

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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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