



Grove.
FIND YOUR HOME

Richmond Lodge, Quarry Park Road, Pedmore, DY8 2RE

Guide Price £1,300,000

Richmond Lodge

Richmond Lodge presents a unique opportunity to purchase one of the few bungalows located on the highly desirable Quarry Park Road in Pedmore.

Approached via electric gates and the sweeping driveway, you are welcomed to a charming porchway which benefits from the morning sun, an ideal place to enjoy a morning coffee. Through the large entrance hall, glass double doors lead into the spacious living room with sliding doors and views out onto the patio and garden. To the front of the property is the separate formal dining room and the modern kitchen with breakfast area boasts high specification appliances and clever storage solutions, along with access to the laundry room and double garage.

The property benefits from four bedrooms, the main of which with bespoke dressing area, ensuite shower room and French doors out on to the patio. There are a further two double bedrooms and the fourth is currently used as an office space.

Externally, the beautiful, private wrap around garden with colourful planter beds, a large patio and mature tall shrubbery borders is the perfect backdrop to a relaxing summers evening, or to host gatherings with loved ones.

Quarry Park Road is located just a short distance away from the town centre of Stourbridge and the village of Hagley, both offering excellent amenities, public transport links and schooling for children of all ages. The surrounding area offers beautiful countryside walks and for those who enjoy outdoor pursuits, the esteemed Stourbridge Golf Course is popular with locals.

Please contact our Hagley branch for a viewing appointment.





Approach

Approached via electric gates with large sweeping driveway and views of the wrap around garden. To the front of the property is a lovely porch area which benefits from the morning sun.

Entrance Hall

A spacious entrance hall with triple glazed window and door to front, two central heating radiators and doors leading to:

Living Room 14'5" x 24'3" (4.4 x 7.4)

With two triple glazed windows to side and sliding patio doors to the rear, two central heating radiators and feature fireplace.

Dining Room 11'9" x 13'9" (3.6 x 4.2)

With triple glazed window to front, central heating radiator and feature fireplace.

Kitchen 20'11" max x 12'5" max (6.4 max x 3.8 max)

With two triple glazed windows to side, two central heating radiators and a feature electric fireplace. There are a variety of fitted wall and base units with a granite worksurface over, Franke sink with Quooker boiling tap and a Bosch induction hob with overhead extractor fan. The kitchen also benefits from a double fridge and freezer, dishwasher and further Bosch integrated appliances including a combination oven, grill and warming drawer. Doors lead through to the utility, hallway & side passage.

Utility 3'11" x 6'2" (1.2 x 1.9)

With triple glazed window to front, central heating radiator and space and plumbing for white goods.

W.C.

With triple glazed window to front, central heating radiator, w.c. and hand wash basin.

Bedroom One 14'5" x 13'1" (4.4 x 4.0)

With French doors out to the patio, central heating radiator and ample bespoke fitted storage with wardrobes and drawers. Door leads through into the dressing area and ensuite.

Dressing Area

With bespoke fitted storage, lights overhead and door through into the ensuite.







Ensuite

With obscured triple glazed window to side, chrome heated towel radiator and tiling to walls. There is a w.c., bidet, vanity sink with storage and shower cubicle with hand held shower and drench head over.

Bedroom Two 13'9" max x 12'5" max (4.2 max x 3.8 max)

With triple glazed window to side and central heating radiator.

Bedroom Three 12'9" (into wardrobe) x 12'5" (3.9 (into wardrobe) x 3.8)

With triple glazed window to side, central heating radiator and fitted wardrobes for storage with sliding mirrored doors.

Bedroom Four 9'6" x 12'5" (2.9 x 3.8)

With triple glazed window to side, central heating radiator and large double door storage cupboard. This space is currently being used as a study.

Bathroom

With obscured triple glazed window to side, central heating radiator, chrome heated towel rail and tiling to walls. There is a w.c., bidet, vanity sink with storage, fitted bath and shower cubicle with hand held shower and drench head.

Side Passage

Accessed via the kitchen with obscured triple glazed window to front, door to side out to the garden and further door leads through into the garage.

Garage 19'8" x 22'11" (6.0 x 7.0)

Excellent space for two vehicles with two windows to the rear, lighting overhead and electric points throughout.

Garden

A mature wrap around garden with large lawn, established colourful planter beds, shrubbery borders for privacy and a lovely paved patio area with awnings. There is an opportunity to keep the shed, greenhouse and summer house subject to offer.

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.



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Council Tax
Tax band is G.

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.







GROUND FLOOR
2468 sq.ft. (229.2 sq.m.) approx.



TOTAL FLOOR AREA: 2468 sq.ft. (229.2 sq.m.) approx.
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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