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39 Chestnut Drive, Hagley, DY9 0GH
Guide Price £325,000

39 Chestnut Drive

A lovely three bedroom end terrace property located on Chestnut Drive in Hagley!

Chestnut Drive is within walking distance of the village and the local amenities, including being close to the excellent local Hagley primary school and high schools. It also offers brilliant opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network. The ever popular National Trust Clent Hills is also a short distance for those wishing to be outdoors.

Comprising a large living room, kitchen, downstairs w.c, three bedrooms, an ensuite shower room and further family bathroom, this property is ideal for young families or couples looking to move into the Hagley area.

The garden offers space to sit out and enjoy the warmer weather and to host friends and family.

Viewings are by appointment and through our Hagley branch.







Approach

Approached via pathway with allocated resident parking space to the front.

Entry Hall

With central heating radiator, wood effect flooring and stairs to the first floor landing. Doors lead to:

W.C.

With obscured double glazing window to side, central heating radiator and wood effect flooring. There is a pedestal sink and w.c.

Kitchen 8'2" x 10'2" (2.5 x 3.1)

With double glazing window to front, central heating radiator and wood effect flooring. Featuring various fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and integrated Bosch cooker with hob and extractor fan overhead. There is also space for white goods.

Living Room 14'9" max 11'5" min x 13'5" max 6'10" min (4.5 max 3.5 min x 4.1 max 2.1 min)

With double glazing window and French doors to rear, central heating radiator and understairs storage cupboard.

First Floor Landing

With access to loft via hatch, door to airing cupboard and further doors leading to:

Bedroom One 9'6" x 8'6" (2.9 x 2.6)

With double glazing window to front, central heating radiator and large double door storage cupboard. Door leads through into the ensuite.

Ensuite

With central heating radiator, tiled splashback and wood effect flooring. There is a w.c., pedestal sink and shower cubicle.

Bedroom Two 9'6" x 8'2" (2.9 x 2.5)

With double glazing window to rear and central heating radiator.

Bedroom Three 6'10" x 6'2" (2.1 x 1.9)

With double glazing window to rear and central heating radiator.

Bathroom

With obscured double glazing window to side, central heating radiator, tiled splashback and wood effect flooring. There is a pedestal sink, w.c. and fitted bath.

Garden

With paved patio area, lawn, shed for storage and established borders with fence panels and gate to side for access.

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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

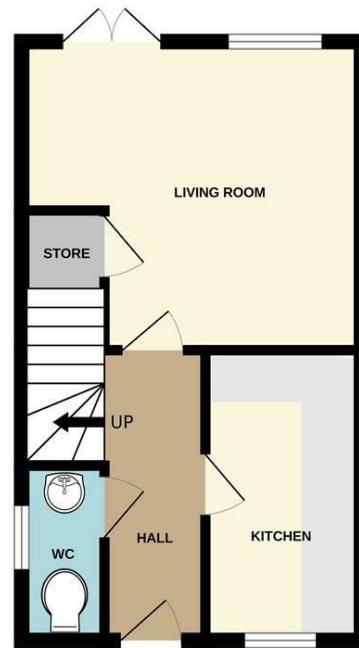
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed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

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. The floorplan is for guidance only and should not 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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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 alterations 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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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