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21 Farndale Close
Brierley Hill,
West Midlands
DY5 2RU

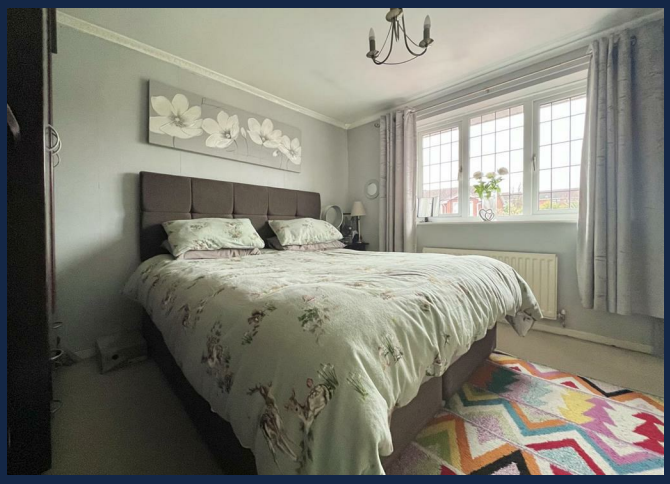
Offers Over £300,000

A lovely three bedroom semi-detached property located on Farndale Close, this home is ideal for families and young couples looking to be close to the local amenities within Stourbridge town centre and Brierley Hill. For families, the local Peters Hill primary school is popular with residents and is within walking distance.

The property comprises three reception rooms with a lounge, dining room and conservatory, a modern kitchen and utility room with w.c. Upstairs there are the three bedrooms and house shower room.

To the rear, the tiered garden offers a perfect view point of far reaching views towards the Clent and Wychbury Hills and is a real sun trap in the warmer months, ideal for summer evenings with friends and family.

Welcome



Approach
Approached via tarmac driveway with covered awning, gate to side for access and door through into the entrance hall. There is also a Hypervolt Electric Car charger installed and CCTV to the front and rear.

Entry Hall
With central heating radiator, stairs to the first floor and doors leading to:

Living Room 10'2" x 13'9" (3.1 x 4.2)
With double glazing bow window to front, central heating radiator and feature fireplace with electric fire insert. Opening leads through into the kitchen.

Kitchen 13'5" x 7'10" (4.1 x 2.4)
With two double glazing windows to rear, Karndean tile effect flooring and fitted gloss wall and base units with worksurface over. There is a sink with drainage, integrated fridge freezer, Bosch oven and hob with extractor fan over and space and plumbing for white goods. Doors lead through to the dining room and there is an understairs cupboard for storage.

Dining Room 6'2" x 18'4" (1.9 x 5.6)
With double glazing window to front, two central heating radiators and door through into the utility. Opening leads through into:

Conservatory 9'6" x 11'5" (2.9 x 3.5)
With double glazing windows surrounding, French doors to the side and central heating radiator.

Utility
With door to side for access, space and plumbing for white goods and door into the w.c.

W.C.
With obscured window into the conservatory, w.c. and hand wash basin.

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

Bedroom One 12'5" max 10'2" min x 11'5" max 4'3" min (3.8 max 3.1 min x 3.5 max 1.3 min)
With double glazing window to front, central heating radiator and airing cupboard.

Bedroom Two 9'6" max 6'2" min x 18'8" max 9'6" min (2.9 max 1.9 min x 5.7 max 2.9 min)
With dual aspect double glazing windows to front and rear and central heating radiator.

Bedroom Three 6'10" x 10'2" (2.1 x 3.1)
With double glazing window to rear and central heating radiator.

Bathroom
With obscured double glazing window to rear, heated towel radiator and tiling to walls. There is a low level w.c., vanity unit with sink and corner shower cubicle.

Garden
A split level garden with paved patio areas, steps down to a decking area and lawn to the rear. The borders are established with fence panels and the views are far reaching over to the National Trust Clent Hills and Wychbury Hills.

Tenure
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 B.

TOTAL FLOOR AREA : 938 sq.ft. (87.1 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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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.

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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.

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