

64 Church Street,
Stourbridge
DY8 1LZ

Guide Price £200,000

Grove.

FIND YOUR HOME



64 Church Street

Positioned just a short walk from Stourbridge Town centre, Grove are delighted to present this charming two bedroom end terrace property with no upward chain on Church Street.

Comprising a cosy living room with feature fireplace, dining room with open plan feel kitchen, downstairs bathroom, two double bedrooms and a cellar offering excellent storage, this deceptive home would be ideal for first time buyers, smaller families or investors.

To the rear, an impressive tiered garden with excellent potential for landscaping provides the perfect opportunity to relax during warmer months and to host loved ones.

Viewings are by appointment only and can be arranged through our Hagley office.





Approach

Approached via Church Street with easy access to Stourbridge town centre.

Living Room 13'5" max x 12'9" max (4.1 max x 3.9 max)

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

Dining Room 13'5" x 9'6" (4.1 x 2.9)

With central heating radiator, feature fireplace and opening through to the kitchen. There are also stairs both down to the cellar and up to the first floor.

Kitchen 7'2" x 12'9" (2.2 x 3.9)

With double glazed window and door to rear, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage, oven and four ring hob with extractor fan overhead. There is also space and plumbing for white goods, along with a breakfast table and door through into the bathroom.

Bathroom

With obscured window to rear, central heating radiator and tiling to floor and walls. There is a pedestal sink, w.c. and fitted bath with shower overhead.

Bedroom Two 13'5" max x 9'10" max (4.1 max x 3.0 max)

With doors to the rear, central heating radiator and access to the loft via hatch.

Bedroom One 13'5" max x 12'9" max (4.1 max x 3.9 max)

With double glazed window to front and central heating radiator.

Cellar 10'2" x 8'10" (3.1 x 2.7)

With lighting overhead and fitted cupboards for storage.

Garden

A tranquil tiered garden with large decking area, two connected ponds and further gravelled space to the rear offering ample space for garden furniture and landscaping.

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 A.

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.

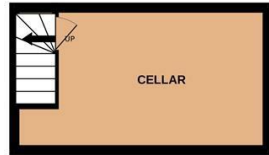
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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





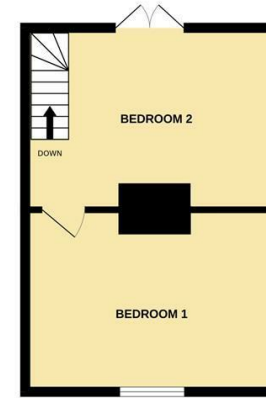
BASEMENT
124 sq.ft. (11.5 sq.m.) approx.



GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

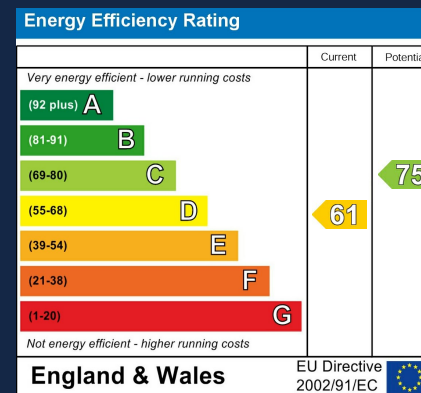
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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