



Grove.

FIND YOUR HOME

24 Chapel Street, Hagley, DY9 0NL

Guide Price £450,000

24 Chapel Street

A fabulous opportunity to purchase a two-bedroom dormer bungalow in the heart of Hagley Village!

Located on Chapel Street, this property provides easy access to the local amenities within Hagley including a GP surgery, dentist, opticians, various shops, eateries and great public transport links via bus and the train station.

Upon approach via the block paved driveway, the main entrance is to the side of the property and leads through to a welcoming entrance hall. The ground floor comprises a living room, sunroom, kitchen with pantry cupboard, double bedroom, shower room and dining room. The first floor offers a further bright and airy double bedroom alongside a second shower room.

To the rear, the peaceful garden with large patio, lawn and mature colourful planter beds is a relaxing space to enjoy and maintain.

Viewings of this lovely home are highly recommended and can be arranged via our Hagley office.







Approach

Approached via large block paved driveway with pathway to side, weather porch and door giving access to the outdoor store.

Entrance Hall

With obscured double glazed windows and door to side, central heating radiator and wood effect flooring throughout. Doors lead to:

Living Room 15'1" x 11'9" (4.6 x 3.6)

With two obscured double glazed windows to side, French doors into the conservatory, central heating radiator and feature brick fireplace. Door leads through into:

Sun Room 11'1" x 10'2" (3.4 x 3.1)

With double glazed windows surrounding, door out to the patio and wood effect flooring.

Kitchen 11'9" x 8'2" (3.6 x 2.5)

With dual aspect double glazed windows to side and rear, door to side into the outbuilding and central heating radiator. Featuring a variety of fitted wall and base units with worksurface over, stainless steel sink with drainage and an induction hob with extractor fan overhead. There are various integrated appliances including an oven, grill, dishwasher, fridge and separate freezer and further door leads into the pantry.

Pantry

With shelving for storage and space and plumbing for white goods.

Bedroom 13'9" max x 8'10" max (4.2 max x 2.7 max)

With double glazed window to side and central heating radiator.

Downstairs Shower Room

With obscured double glazed window to side, chrome heated towel radiator and tiling to floor and walls. There is a low level w.c., fitted vanity unit with storage and hand wash basin, and a corner shower cubicle.

Dining Room 14'1" max x 12'1" max (4.3 max x 3.7 max)

With double glazed bay window to front, double glazed window to side, central heating radiator and stairs to the first floor landing with understairs storage.







First Floor Landing

With two Velux windows to side, eaves storage cupboard and doors leading to:

Agents Note: Slightly restricted head height due to eaves.

Bedroom 18'4" max x 10'2" max (5.6 max x 3.1 max)

With dual aspect double glazed windows to side and rear, two central heating radiators and bespoke fitted storage.

Shower Room

With obscured double glazed window to side, central heating radiator, pedestal sink, w.c. and shower cubicle.

Outdoor Store 6'10" x 4'11" (2.1 x 1.5)

Accessed via the kitchen with doors both to the driveway and garden.

Garden

With large paved patio area, steps up to the lawn, further raised patio area to the rear and various mature colourful planter beds. The borders are established with fence panels and there is an outdoor tap for convenience.

Garage

With up and over garage door, lighting and electric points.

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

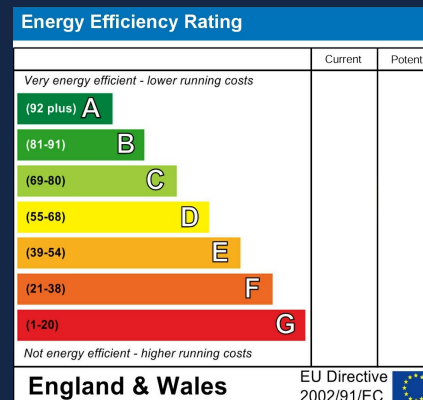
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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