14 Western Road,
, DY9 0LA

Offers In The Region Of £465,000

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14 Western Road

Located on the prestigious Western Road, this family home is within easy walking distance of Hagley village and the ever popular Hagley primary and senior schools. Affording easy access to Hagley train station and the M5 motorway links giving commuters opportunities to Birmingham, Worcester and beyond. Situated within close proximity of an area of outstanding beauty is the National Trust Clent Hills.

The property comprises an entrance hall, living room and separate lounge, hallway, W.C. and kitchen diner. To the first floor, there is a landing providing access to two bedrooms and a family bathroom. To the second floor is the main bedroom with ensuite. Externally, the property benefits from a private garden.

To appreciate this property's full potential, please contact the Hagley branch to arrange your viewing.






PULL UP
A SEAT
AND SIT
A WHILE







Approach
Approached via pathway with driveway space for one vehicle and door through into the shared walkway.

Entrance
With wood flooring, stairs to the first floor and doors leading to:

Living Room 13'1" max 5'10" min x 14'5" max 3'7" min (4.0 max 1.8 min x 4.4 max 1.1 min)
With bay window to front, central heating radiator, oak flooring and feature fireplace.

Lounge 13'1" max 12'5" min x 12'1" max 3'7" min (4.0 max 3.8 min x 3.7 max 1.1 min)
With glass double doors out to the patio and door through into the hallway, central heating radiator, wood flooring and understairs storage cupboard.

Hall
With double glazed full height window to side, tiled flooring and doors leading to:

W.C.
With Velux skylight overhead, central heating radiator, tiled flooring, pedestal sink and w.c.

Kitchen Diner 9'2" x 20'0" (2.8 x 6.1)
With two double glazed windows to side, four Velux skylights overhead and French doors to rear, central heating radiator and tiling to floor. Featuring various fitted wall and base units with worksurface over, Belfast sink, integrated dishwasher and washing machine, along with space for an oven and fridge freezer.

First Floor Landing
A split level landing with doors leading to:

Bedroom Two 9'6" x 12'1" (2.9 x 3.7)
With double glazed window to rear, central heating radiator and large understairs storage cupboard.

Bedroom Three 7'10" x 12'1" (2.4 x 3.7)
With window to front and central heating radiator.





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Bathroom
With window to front, heated towel radiator and tiling to floor and walls. There is a pedestal sink, w.c., fitted bath and separate corner shower cubicle.

Main Bedroom 12'9" max 6'6" min x 11'1" max 3'7" min (3.9 max 2.0 min x 3.4 max 1.1 min)
With two Velux windows to front and three double glazed windows to rear, central heating radiator and bespoke fitted storage. Door leads through to:

Ensuite
With Velux skylight to front, central heating radiator and tiling to floor and walls. W.C., vanity sink and shower cubicle.

Garden
With paved patio area, steps and pathway leading to lawn and raised planter beds. To the rear is a shed for storage and space for children's play equipment.

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





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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.





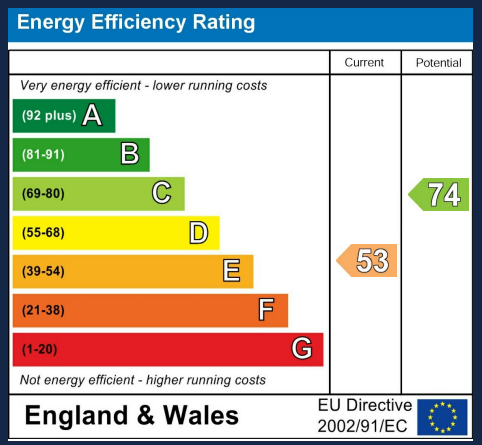
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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