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FIND YOUR HOME

45 Milestone Drive, Hagley DY9 0LW

Guide Price £350,000

45 Milestone Drive

An excellent opportunity to modernise and make your own, this semi-detached property on the ever popular Milestone Drive offers two reception rooms, three bedrooms, a peaceful garden to the rear and off road parking for three vehicles.

Located just a short distance from Hagley high street, local amenities such as a pharmacy, dentist, GP surgery and various other shops are within easy reach either on foot or by car. For families, the local schooling at both primary and secondary level are also within walking distance and Hagley park provides a great space for children to play, with a fenced play area and large playing field.

To take a look at the potential of this home, please contact our Hagley office for a viewing.

Approach
Approached via driveway with access to the garage and gate to side through into the garden.

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

Living Room 12'5" max 11'1" min x 15'5" max 5'2" min (3.8 max 3.4 min x 4.7 max 1.6 min)
With French doors to rear, central heating radiator and a feature fireplace. Door leads through into the kitchen.

Kitchen 7'6" x 8'6" (2.3 x 2.6)
With obscured window to side and door to rear, central heating radiator and fitted wall and base units with worksurface over. There is a one and a half bowl stainless steel sink with drainage, oven with four ring hob and extractor fan overhead and space and plumbing for white goods.

Dining Room 9'2" x 12'9" (2.8 x 3.9)
With double glazing window to front and central heating radiator.

Bedroom Three 10'9" x 10'5" (3.3 x 3.2)
With double glazing window to front and central heating radiator.

First Floor Landing
With obscured double glazing window to side, access to the loft via hatch, storage cupboard and airing cupboard. Doors lead to:

Bedroom One 12'5" max 9'2" min x 11'9" max 6'2" min (3.8 max 2.8 min x 3.6 max 1.9 min)
With double glazing window to rear, central heating radiator and fitted wardrobes for storage.

Bedroom Two 9'2" x 8'10" (2.8 x 2.7)
With double glazing window to front, central heating radiator and eaves storage cupboard.

Bathroom
With two obscured double glazing windows to side, central heating radiator and tiling to walls. There is a pedestal sink, w.c., fitted bath and separate shower cubicle.

Garden
With paved patio area, lawn with mature planter beds and pathway leading to a further patio area to the rear. The borders are established with fence panels and gate to side gives access to the driveway.

Garage
With garage door, lighting overhead and door through into the garden.

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.

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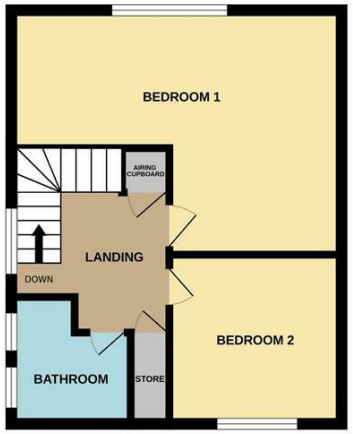
GROUND FLOOR

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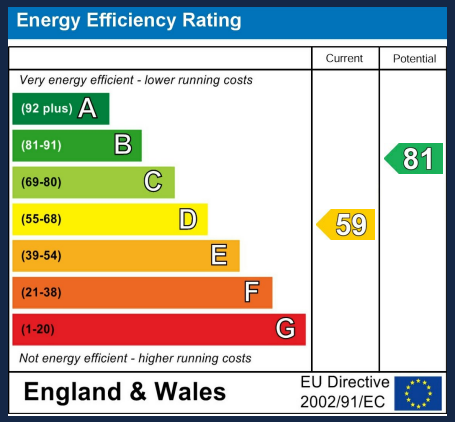
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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