52 St. Peter's Road
PedmoreStourbridge
DY9 0TX

Offers In Excess Of
£355,000

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52 St Peter's Road

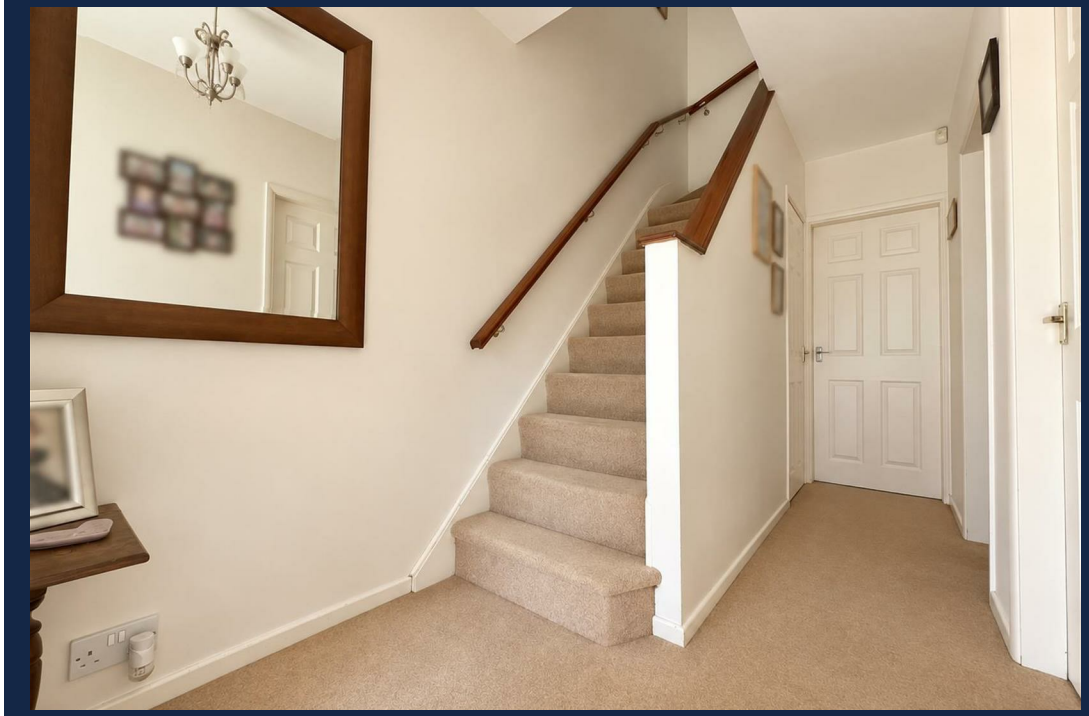
Located on a lovely crescent on St Peter's Road, this pleasant three-bedroom property offers great access to local amenities including various schooling options, public transport links via Stourbridge Junction train station to Birmingham and Worcester and is also just a short drive into Stourbridge town centre.

Upon approach via the driveway with lawn to front, you are welcomed through the porch into the entrance hall, with doors leading off to the dining room, kitchen, living room and a sun room with patio doors out to the garden.

On the first floor, there is a bright and airy main bedroom with fitted storage, the second bedroom to the rear with garden views, the third bedroom and a modern stylish bathroom.

To the rear, the good-sized garden with mature colourful planter beds, lawn and various seating areas is a great space for keen gardeners and to host loved ones during the summer months.

To arrange a viewing, please contact our Hagley branch.



Approach
Approached via tarmac driveway with lawn to front and gate to side for access to the garden.

Porch
With double glazed windows surrounding and door through into the entrance hall.

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

Dining Room 11'5" max 8'6" min x 9'10"/26'2" max 10'2" min (3.5 max 2.6 min x 3/8 max 3.1 min)
With double glazed bay window to front and central heating radiator.

Living Room 11'5" x 12'9" (3.5 x 3.9)
With sliding glass door through into the sun room, central heating radiator and feature fireplace.

Sun Room 10'9" x 10'2" (3.3 x 3.1)
With double glazed windows surrounding and French doors out to the garden.

Kitchen 14'1" x 6'10" (4.3 x 2.1)
With double glazed window to rear, door out to the garden and central heating radiator. Featuring various fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and four ring hob with extractor fan overhead. There is an integrated oven and frill, along with space and plumbing for white goods. Further door leads into the garage.

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

Bedroom One 11'1" max 7'6" min x 15'1" max 12'1" min (3.4 max 2.3 min x 4.6 max 3.7 min)
With double glazed window to front, central heating radiator and fitted wardrobes for storage.

Bedroom Two 11'9" x 10'9" (3.6 x 3.3)
With double glazed window to rear and central heating radiator.

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Bedroom Three 8'6" x 9'2" (2.6 x 2.8)
With double glazed window to front and central heating radiator.

Bathroom
With obscured double glazed window to rear, chrome heated towel radiator, low level w.c. sink and fitted bath with hand held shower and drench head over.

Garden
With paved patio area, steps down to the lawn with pathway through to the rear, raised planter beds and various mature trees and shrubs. The borders are established with fence panels and there is a gate to the side for access through to the driveway.

Garage
With up and over garage door, lighting overhead and integral door into the kitchen.

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

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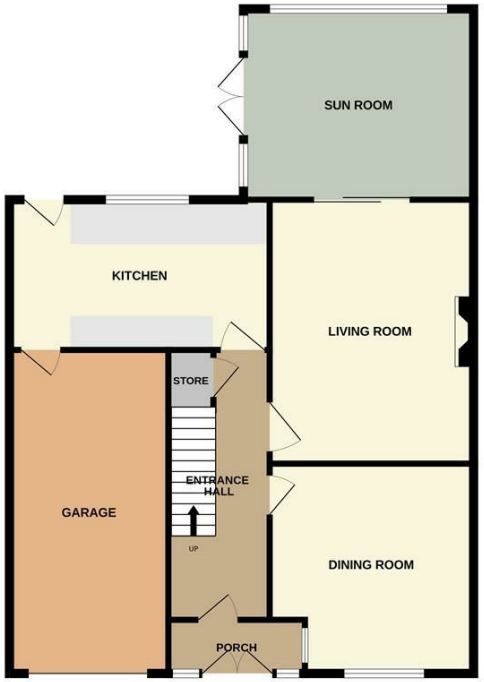
marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

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.

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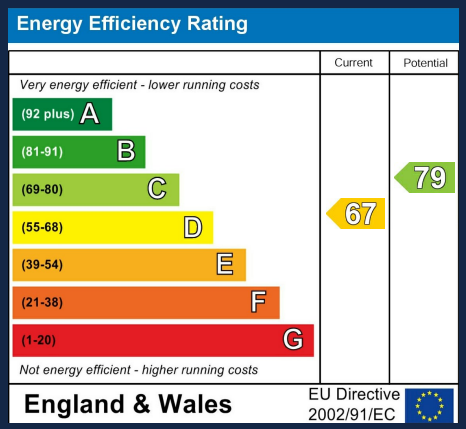
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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