

Grove.

FIND YOUR HOME

3 Milestone Drive, DY9 0LP

Guide Price £400,000

3 Milestone Drive

Located on the ever popular Milestone Drive, this lovely detached bungalow offers a perfect opportunity to be within walking distance of Hagley High Street whilst also being positioned in a quiet residential area. The amenities on offer include various shops and eateries, a pharmacy, dentist, opticians and GP surgery.

With two well-proportioned reception rooms, this property provides ample space for relaxation and entertaining guests. The inviting living areas are filled with natural light, creating a warm and welcoming atmosphere.

The bungalow features two spacious bedrooms, ideal for a small family or those seeking a peaceful retreat. Each room is designed to offer comfort and tranquillity, ensuring a restful night's sleep. The well-appointed bathroom is conveniently located, catering to the needs of the household with ease.

This bungalow is perfect for those looking to downsize and with its charming features and practical layout, it presents an excellent opportunity for anyone wishing to enjoy a comfortable lifestyle in a sought-after area.

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











Approach
Approached via driveway with gravelled front garden, mature planter beds and gate to side for access.

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

Entrance Hall
Central heating radiator, wood flooring and doors leading to:

Dining Room 12'9" x 12'9" (3.9 x 3.9)
With dual aspect double glazed windows to front and side and central heating radiator.

Kitchen 7'6" x 15'5" (2.3 x 4.7)
With double glazed window to side and door out to side path, central heating radiator and wood effect flooring. There are various fitted wall and base units with worksurface over, stainless steel sink an hob with extractor fan overhead. There is also an integrated oven, along with space and plumbing for white goods.

Living Room 12'5" max x 12'5" max (3.8 max x 3.8 max)
With dual aspect double glazed windows to side and rear, along with French doors out to the garden, central heating radiator and feature fireplace.

Bedroom One 10'9" x 9'6" (not into wardrobes) (3.3 x 2.9 (not into wardrobes))
With double glazed window to rear, central heating radiator and fitted wardrobes for storage.

Bedroom Two 12'9" x 8'6" (3.9 x 2.6)
With double glazed window to side and central heating radiator.

Bathroom
With obscured double glazed window to side, central heating radiator and wood effect flooring. There is a fitted vanity sink, w.c. and walk in shower cubicle.

Garage 8'6" x 16'4" (2.6 x 5.0)
With up and over garage door, window and door to side into the garden, lighting overhead and electric points.





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Garden
With paved patio area, various mature planter beds, coal store and shed for storage. The borders are established with fence panels and shrubs for privacy.

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.

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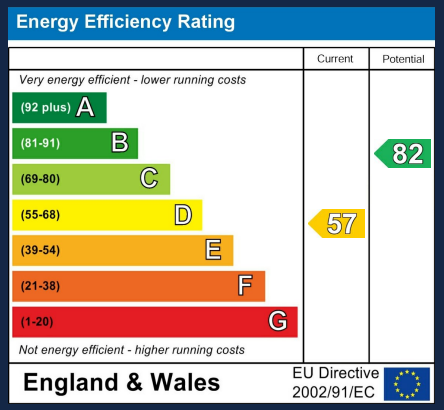
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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