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2 Market Way, Hagley, DY9 9LT

Guide Price £285,000

2 Market Way

An excellent opportunity to purchase a three bedroom home in the village of Hagley!

This mid terrace property is located on Market Way, just outside of the central village of Hagley and offers easy access to local amenities including a GP surgery, various shops and eateries, a pharmacy and schooling at both primary and secondary level.

Comprising a welcoming entrance hall, leading through to the large living room with doors out to the garden, kitchen with separate utility and w.c., alongside a second reception room that could be used as a snug or an office, the downstairs offers flexibility and space. Upstairs, there are three bright and airy bedrooms and a modern family bathroom benefitting from both a bath and shower.

Externally, the low maintenance paved garden is an ideal space to sit out and enjoy the warmer months with loved ones. To the front of the property, the block paved driveway allows for two vehicles, ensuring off road parking.

To arrange a viewing, please contact our Hagley office.

Approach
Approached via block paved driveway offering space for two vehicles and door through into the entrance hall.

Entrance Hall
With central heating radiator, wood flooring and stairs lead to the first floor landing. Obscured glass door leads through to the living room.

Living Room 10'9" max 7'6" min x 19'8" max 14'9" min (3.3 max 2.3 min x 6.0 max 4.5 min)
With double glazed window and door to rear, central heating radiator, wood flooring and understairs storage cupboard. Door leads through to the kitchen.

Kitchen 7'6" x 13'9" (2.3 x 4.2)
With double glazed window and door to rear, tiled flooring and fitted wall and base units with worksurface over. There is a one and a half bowl sink, hob with extractor fan overhead and integrated oven and dishwasher. Space is available for further white goods and door leads through to the utility.

Utility 7'6" x 6'2" (2.3 x 1.9)
With central heating radiator, tiled flooring and fitted wall and base units with worksurface over. There is a one and a half bowl stainless steel sink, space and plumbing for white goods and house boiler. Doors lead through to the w.c. and office.

W.C.
With tiling to floor, w.c. and hand wash basin with tiled splashback.

Office 7'6" x 6'2" (2.3 x 1.9)
With double glazed window to front and wood effect flooring.

First Floor Landing
With access to the loft via hatch, large airing cupboard and doors leading to:

Bedroom One 10'9" max x 12'1" max (3.3 max x 3.7 max)
With two double glazed windows to rear and central heating radiator.

Bedroom Two 8'10" max x 13'5" max (2.7 max x 4.1 max)
With double glazed window to front, central heating radiator and cupboard for storage.

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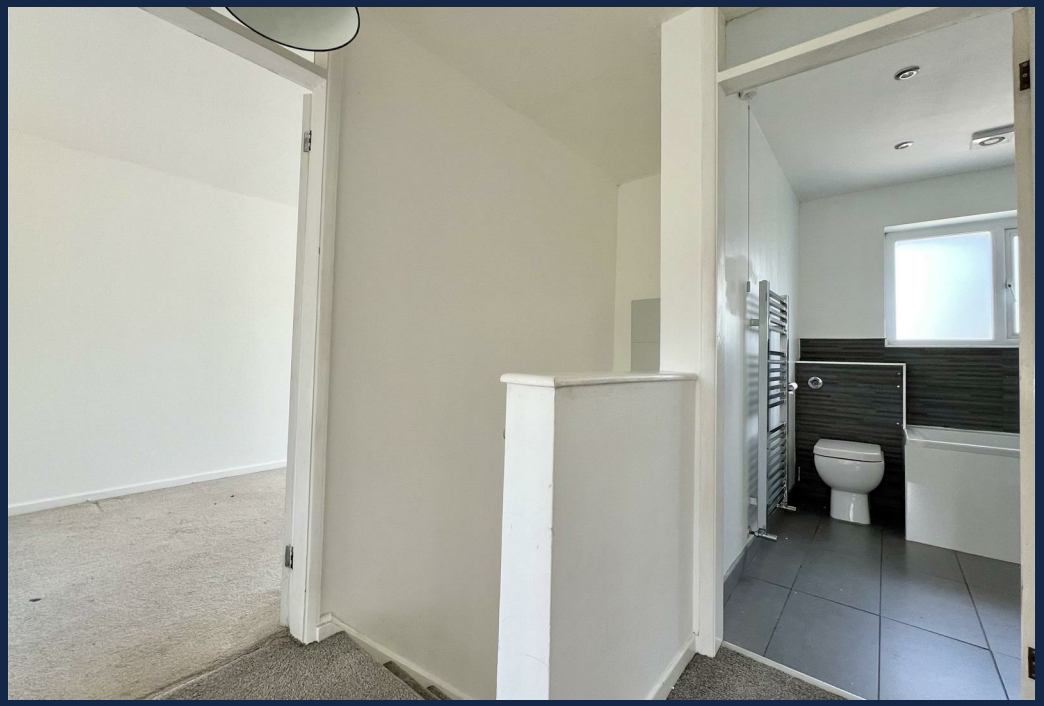

Bedroom Three 7'6" x 12'1" (2.3 x 3.7)
With double glazed window to rear and central heating radiator.

Bathroom
With obscured double glazed window to front, chrome towel radiator and tiling to floor. There is a vanity sink with storage, w.c., fitted bath with hand held shower and separate tiled shower cubicle.

Garden
A paved patio garden with planter beds and fence panel borders.

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.

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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.

TOTAL FLOOR AREA : 997 sq.ft. (92.7 sq.m.) approx.

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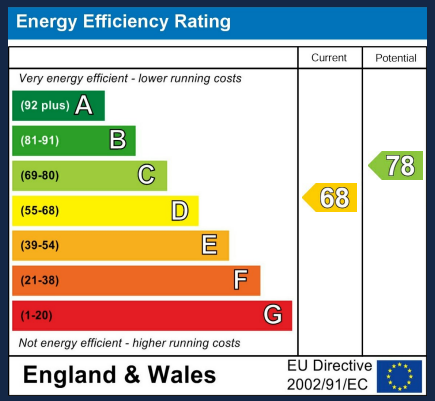
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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