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6 Charnwood Close, Brierley Hill DY5 3UE

Guide Price £485,000

6 Charnwood Close

A wonderful family home located on Charnwood Close in Brierley Hill, this property boasts five bedrooms and is ideally positioned within easy reach of the nearby amenities, including schooling at primary and secondary level with Peters Hill Primary School and Thorns Collegiate Academy, public transport routes, local shops, a health centre and green spaces to enjoy.

Comprising a spacious kitchen diner and separate living room, conservatory, snug and w.c., the ground floor space allows for the opportunity to spend time together with family, as well as branch out for individual space when needed.

On the first floor, the main bedroom offers an ensuite shower room along with ample fitted storage. There are a further three bedrooms, two of which with fitted storage, and the fifth bedroom which is currently used as a dressing room.

To the rear is a tranquil garden with a patio space and lawn to enjoy the warmer months, and to the front is a driveway comfortably allowing for two vehicles, along with the garage providing excellent storage.

Viewings are highly recommended to appreciate the space and finish throughout. Please contact our Hagley branch for an appointment.











Approach
Approached via block paved driveway with EV charger and access to the side via gate.

Porch
With double glazed windows to front and side, and double doors through into the entrance hall.

Entrance Hall
With central heating radiator, wood flooring and stairs to the first floor landing. Doors lead through into:

Living Room 17'0" max 14'5" min x 11'5" max 6'2" min (5.2 max 4.4 min x 3.5 max 1.9 min)
With double glazed bay window to front, central heating radiator and feature fireplace. Sliding pocket doors lead through into the dining area.

Kitchen Diner 16'8" max 8'10" min x 19'4" max 7'10" min (5.1 max 2.7 min x 5.9 max 2.4 min)
With double glazed window to rear and sliding doors into the conservatory, wood flooring and central heating radiator. Featuring various fitted wall and base units with worksurface over, sink with drainage, range oven with extractor fan overhead and integrated fridge freezer. Further doors lead to the understairs storage cupboard and snug.

Conservatory 8'10" x 9'6" (2.7 x 2.9)
With double glazed windows surrounding, French doors to the garden and wood flooring.

Snug 7'2" x 19'8" (2.2 x 6.0)
With dual aspect double glazed windows to sides and French doors to the garden, two central heating radiators and integral door into the garage.

W.C.
With obscured double glazed window to front, chrome heated towel radiator, wood flooring, low level w.c. and fitted vanity with hand wash basin.

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





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a day spent with you
is my favourite day
AMBER
SUNNY



Bedroom One 9'10" (not into wardrobes) x 11'5" (3.0 (not into wardrobes) x 3.5)
With double glazed window to front, central heating radiator and fitted wardrobes for storage. Door leads through into the ensuite.

Ensuite
With obscured double glazed window to front, chrome heated towel radiator and tiling to floor and walls. There is a fitted vanity with hand washbasin, low level w.c. and large shower cubicle with hand held shower and drench head over.

Bedroom Two 11'5" (not into wardrobe) x 8'10" (3.5 (not into wardrobe) x 2.7)
With double glazed window to rear, central heating radiator and fitted wardrobes for storage.

Bedroom Three 11'9" x 7'2" (3.6 x 2.2)
With double glazed window to front and central heating radiator.

Bedroom Four 8'2" x 7'6" (2.5 x 2.3)
With double glazed window to rear, central heating radiator and fitted wardrobes for storage.

Bedroom Five 8'2" x 7'2" (2.5 x 2.2)
With double glazed window to rear and central heating radiator.

Bathroom
With chrome heated towel radiator, tiling to floor and walls, vanity with hand wash basin and low level w.c., and fitted bath with shower over.

Garage 14'5" x 7'6" (4.4 x 2.3)
With electric garage door to front, door to side, lighting overhead and electric points throughout, space and plumbing for white goods and house boiler.

Garden
With paved patio area and lawn, slate pathway leading to a summerhouse and covered storage area to the side with gate to the front.

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.





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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.



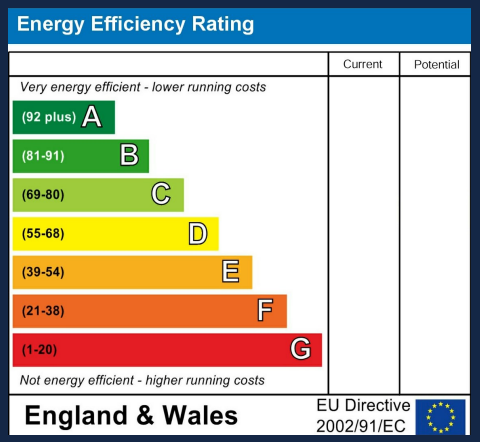
FLOORPLAN

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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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