



Grove.

FIND YOUR HOME

8 Dawn Close, Wollaston, DY8 4GF

Guide Price £420,000

8 Dawn Close

Located within a popular modern development in Wollaston, this well-presented four-bedroom detached home offers spacious and flexible accommodation, ideal for families of all sizes.

The property is conveniently positioned just outside Stourbridge town centre, giving excellent access to local shops, amenities, primary and secondary schooling, and strong commuter links. Stourbridge train station provides direct routes into Birmingham and Worcester, while nearby road and motorway networks are also easily accessible.

The ground floor comprises a welcoming entrance hall, a large living room with French doors opening onto the rear garden, an open-plan kitchen diner with utility area, and a downstairs W.C. The kitchen diner provides a great family and entertaining space, with room for a large dining table and a range of integrated appliances.

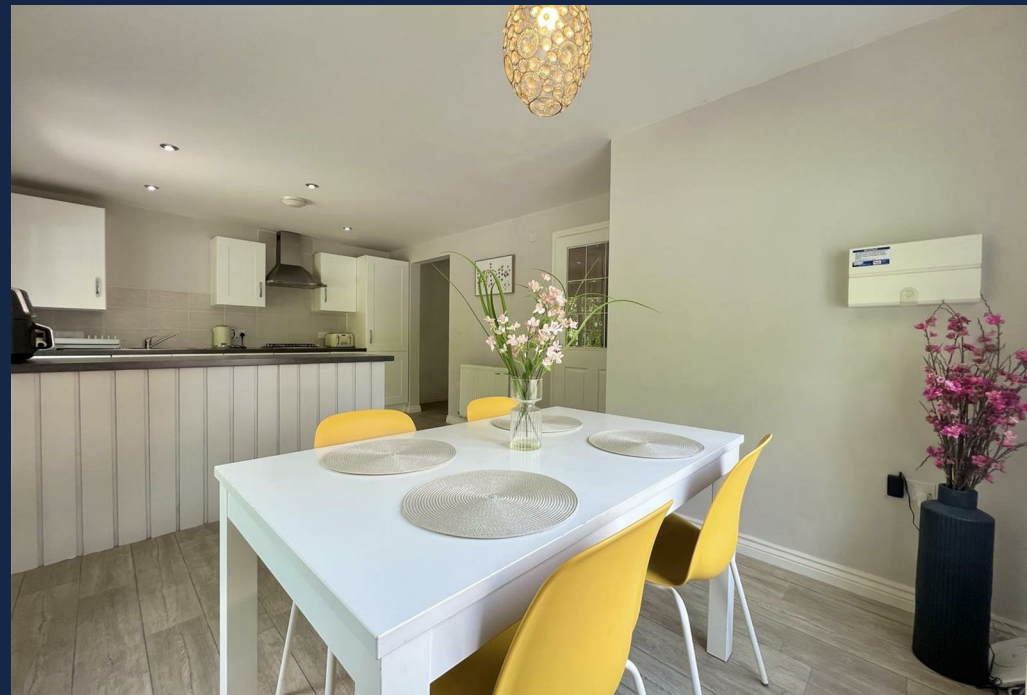
Upstairs, the main bedroom benefits from an ensuite shower room. There are two further double bedrooms, a fourth single bedroom, and a family bathroom.

Externally, the property has a private rear garden designed for both relaxing and entertaining, with a paved patio, decking seating area, lawn, mature planter beds and a brick-built BBQ.

To the rear, there is a driveway providing parking for three cars, along with access to the garage and side gate into the garden.

To arrange a viewing, please contact our Hagley office.







Approach

Approached via steps to front with weather porch and driveway to the rear with gate through into the garden.

Entrance Hall

With central heating radiator, wood flooring and stairs to the first floor landing with understairs storage cupboard. Doors lead to:

Living Room 11'5" x 19'8" (3.5 x 6.0)

With double glazed window to front, two central heating radiators and French doors to the garden.

Kitchen Diner 11'9" max 9'2" min x 19'4" max 14'1" min (3.6 max 2.8 min x 5.9 max 4.3 min)

With dual aspect double glazed windows to front and side, two central heating radiators and wood flooring. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and a four ring hob with extractor fan overhead. There are various integrated appliances such as an oven, fridge freezer and dishwasher. This space is open plan and allows for a large dining table and chairs, along with an opening through to the utility.

Utility 6'2" x 4'11" (1.9 x 1.5)

With central heating radiator, fitted wall and base units and space and plumbing for white goods.

W.C.

With central heating radiator, wood effect flooring, pedestal sink with tiled splashback and w.c.

First Floor Landing

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

Bedroom One 11'1" max 9'10" min x 11'5" max 8'2" min (3.4 max 3.0 min x 3.5 max 2.5 min)

With double glazed window to side, central heating radiator and door through into the ensuite.

Ensuite

With central heating radiator, pedestal sink with tiled splashback, w.c. and shower cubicle.





Bedroom Two 11'9" x 9'6" (3.6 x 2.9)

With double glazed window to side and central heating radiator.

Bedroom Three 8'10" x 9'6" (2.7 x 2.9)

With dual aspect double glazed windows to front and side, central heating radiator and fitted wardrobes for storage.

Bedroom Four 8'2" x 8'2" (not into wardrobe) (2.5 x 2.5 (not into wardrobe))

With double glazed window to front, central heating radiator and fitted wardrobes with sliding doors.

Bathroom

With obscured window to front, chrome heated towel radiator, pedestal sink, w.c. and fitted bath with hand held shower.

Garden

With paved patio area, decking seating area and lawn with mature planter beds. Gate to side gives access to the driveway.

Garage 9'6" x 17'8" (2.9 x 5.4)

With up and over garage door, lighting overhead and electric points throughout. There is also a door to side for access 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 E.

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.



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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



FLOORPLAN

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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