

Grove.

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20 The Grove, Brierley Hill DY5 3ES

Guide Price £375,000

20 The Grove

Grove Properties are pleased to present 20 The Grove, a well presented three-bedroom detached property to the market.

Located a stone's throw from Withymoor playing fields, this home is ideal for families with children looking to enjoy the surrounding green space, whilst also being within easy reach of nearby amenities. A selection of schools offering primary and secondary level education, along with shops, public transport routes and a health centre are all on the doorstep.

Upon approach via the driveway, the entrance hall welcomes you through to the cosy living room with gas fire and into the modern kitchen diner, with integrated appliances and a beautiful sun room to enjoy all year round. The ground floor also offers a downstairs w.c. and integral access to the good-sized garage.

Upstairs you will find two double bedrooms, the second with views out across the playing fields, the third bedroom and the house bathroom.

The garden to the rear is peaceful and is the perfect space to enjoy an afternoon in the sun, with patio seating area and a pergola with retracting canopy.

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






A Clean Kitchen Is The Sign Of A Wasted Life





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

Entrance Hall
With central heating radiator and stairs to the first floor landing. Doors lead to:

Living Room 9'10" max 11'5" min x 13'9" max 9'10" min (3. max 3.5 min x 4.2 max 3.0 min)
With double glazed bow window to front, central heating radiator and feature fireplace with gas fire insert. Door leads through into:

Kitchen Diner 20'8" max 5'6" min x 9'6" max 8'10" min (6.3 max 1.7 min x 2.9 max 2.7 min)
With herringbone style flooring, two central heating radiators and fitted wall and base units with worksurface over. There is a sink with drainage, hob and integrated appliances include an oven with grill and a fridge freezer. Opening leads through into the sun room and doors lead to the vestibule and understairs store.

Sun Room 15'1" x 8'10" (4.6 x 2.7)
With two double glazed skylights overhead, sliding doors to the rear and two further glass doors to the side.

Vestibule
With door to the side and further doors leading to:

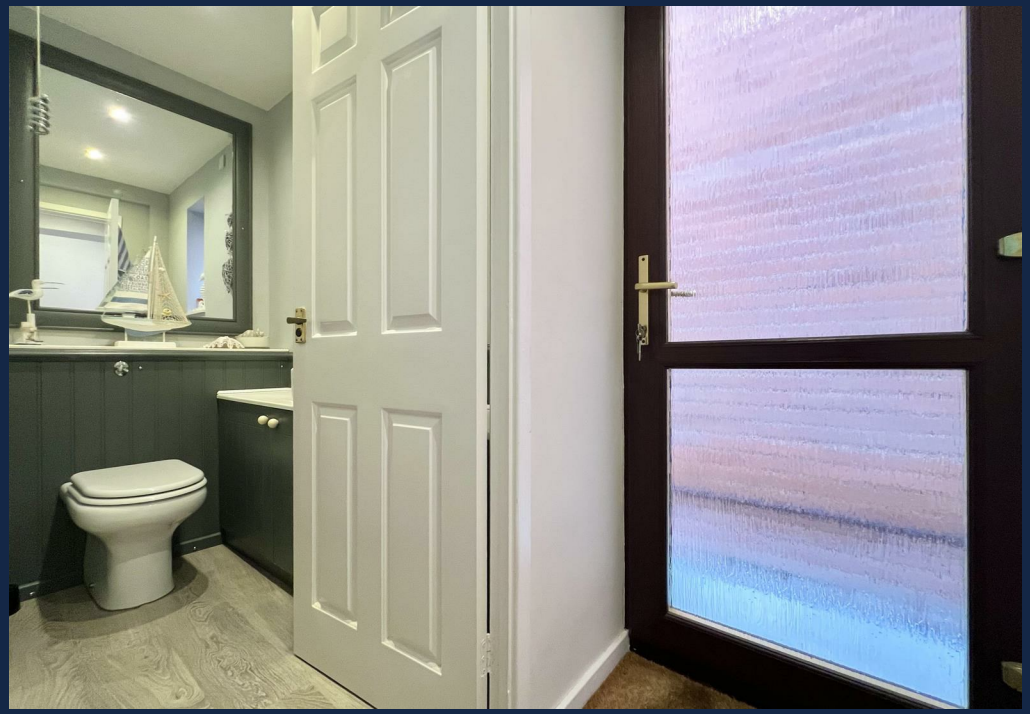
W.C.
With obscured double glazed window to side, central heating radiator, low level w.c. and sink.

First Floor Landing
With obscured double glazed window to side, access to the loft via hatch and airing cupboard. Doors lead to:

Bedroom One 9'2" x 11'9" (2.8 x 3.6)
With double glazed window to front, central heating radiator and fitted storage with wardrobes and drawers.

Bedroom Two 9'6" max x 10'2" max (2.9 max x 3.1 max)
With double glazed window to rear, central heating radiator and fitted wardrobes for storage.





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Bedroom Three 6'6" max 2'11" min x 8'10" max 6'2" min (2.0 max 0.9 min x 2.7 max 1.9 min)
With double glazed window to front, central heating radiator and storage cupboard.

Bathroom
With obscured double glazed window to rear, chrome heated towel radiator and tiling to floor and walls. There is a pedestal sink, w.c. and fitted bath with shower over.

Garage 7'10" x 16'0" (2.4 x 4.9)
With electric garage to front, lighting overhead and electric points, space and plumbing for white goods.

Garden
With paved patio, covered seating area and lawn with slate pathway to summerhouse. The boundaries are established with fence panels and hedging, and gate to side gives access 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.

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





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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.

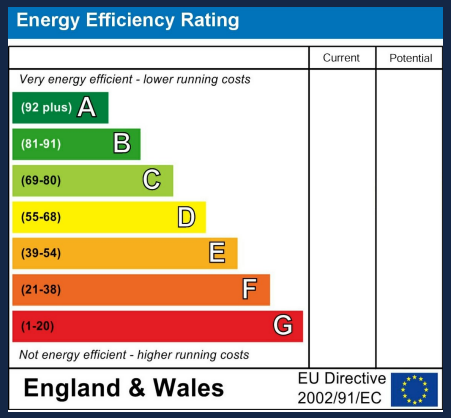
FLOORPLAN

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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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