



Grove.

FIND YOUR HOME

24 Brookland Road, Hagley, DY9 0JZ

Guide Price £580,000

24 Brookland Road

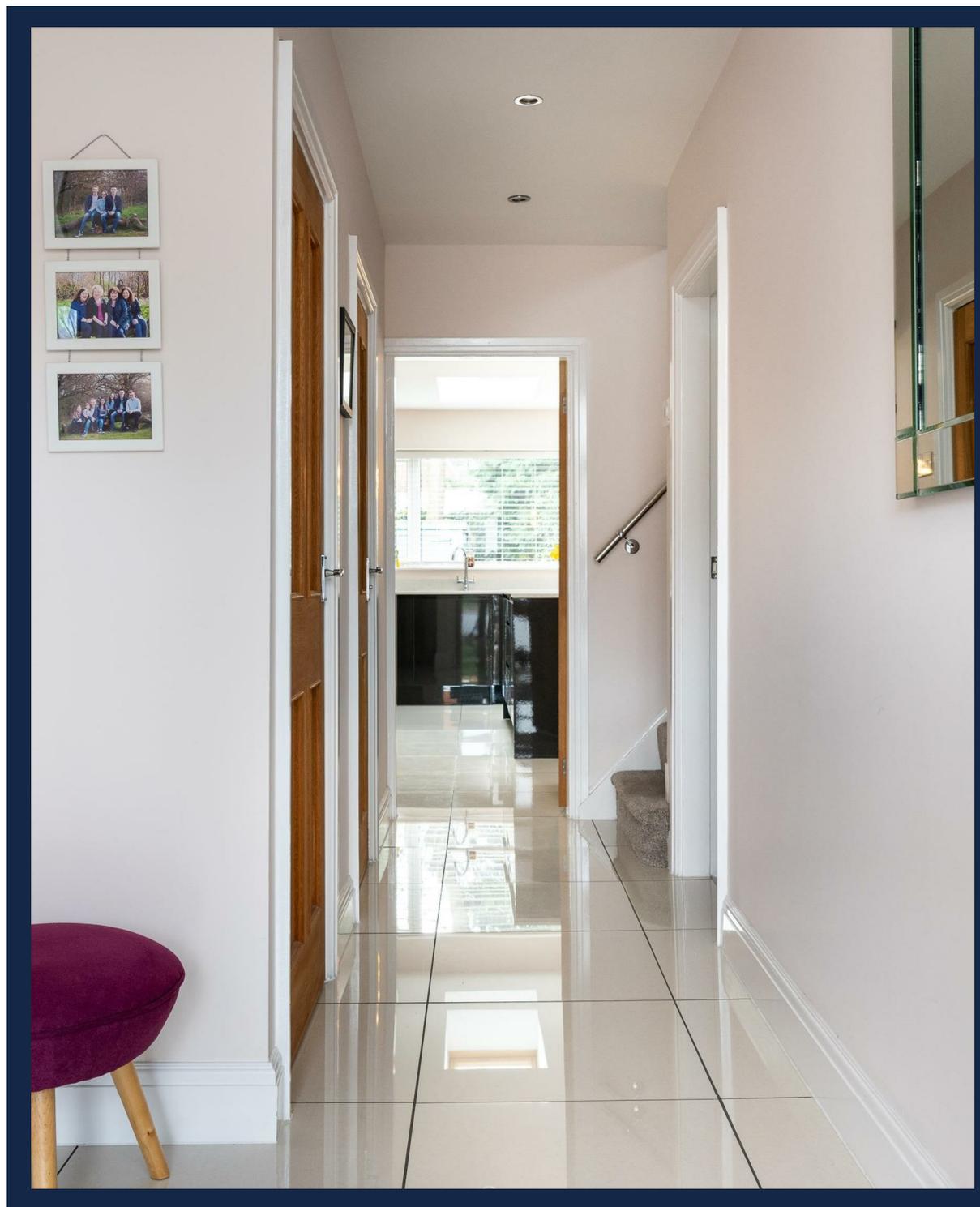
Welcome to Brookland Road, a peaceful cul de sac positioned just off Western Road in the village of Hagley. This wonderfully extended four bedroom detached home is ideal for families looking to be within close proximity of the amenities Hagley offers, such as a GP surgery, dentist, pharmacy, various shops and eateries, along with being in walking distance of both the primary and secondary schools.

Upon entry you are welcomed through the entry hall to a cosy living room, fabulous kitchen diner space with bifold doors to the garden, a utility, w.c. and the third bedroom. The downstairs accommodation is ideal for families of all sizes looking to spend time together and to have space to branch off for quiet evenings.

Upstairs you will find the main bedroom with ensuite, two further bedrooms and the house bathroom.

Externally, the secluded south facing garden with lawn, patio area and stream offers a tranquil space to enjoy individually or with friends and family throughout the warmer months.

To arrange a viewing of this beautifully maintained home, please contact our Hagley branch.







Approach

Approached via tarmac driveway with planter beds and mature shrubs to side. There is also a gate to the side for access through to the garden.

Entry Hall

With central heating radiator, tiled flooring and stairs to the first floor landing. There is a store cupboard with shelving and doors lead to:

Living Room 11'9" x 16'0" (3.6 x 4.9)

With double glazed bow window to front and two central heating radiators.

Kitchen Diner 19'4" max 3'11" min x 19'8" max 16'8" min (5.9 max 1.2 min x 6.0 max 5.1 min)

With double glazed window to rear, bifolds out to the patio and two skylights overhead. There is tiling to floor, various fitted gloss wall and base units with matching island and quartz worksurface over, one and a half bowl stainless steel sink with drainage, integrated dishwasher and bin. There is also an integrated Bosch double oven, grill and induction hob with extractor fan and glass splashback. This space also offers space and plumbing for white goods, dining furniture and living furniture. There is an understairs storage cupboard which houses the gas boiler and radiator, making an ideal space to dry laundry. Door leads through into the utility.

Utility 5'2" x 14'9" (1.6 x 4.5)

With door to the rear and skylight overhead, central heating radiator and tiled flooring. There are fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods.

W.C.

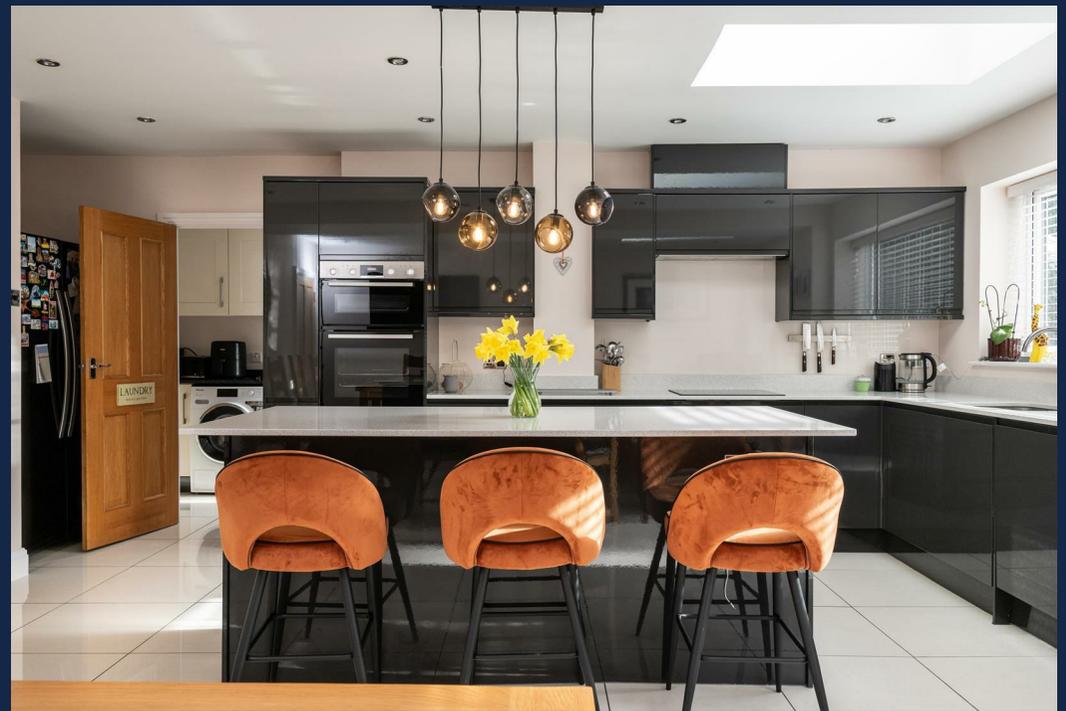
With chrome radiator, tiled flooring and splashback, w.c. and vanity sink with storage.

Bedroom Three 7'2" x 15'5" (2.2 x 4.7)

With double glazing window to front and central heating radiator.

First Floor Landing

With obscured window to side, storage cupboard with shelving and access to the loft via hatch. Doors lead to:



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Bedroom One 11'9" x 12'5" (3.6 x 3.8)

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

Ensuite

With obscured double glazed window to side, chrome heated towel radiator and tiling to floor and walls. There is a pedestal sink, w.c., fitted bath with hand held shower and separate shower cubicle.

Bedroom Two 11'9" x 8'10" (3.6 x 2.7)

With double glazed window to rear and central heating radiator.

Bedroom Four 8'6" x 9'2" (2.6 x 2.8)

With double glazed window to rear and central heating radiator.

Shower Room

With obscured double glazed window to side, chrome heated towel radiator and tiling to floor and splashback. There is a fitted vanity sink, low level w.c. and shower cubicle.

Garden

With paved patio area, planter beds and lawn.

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.

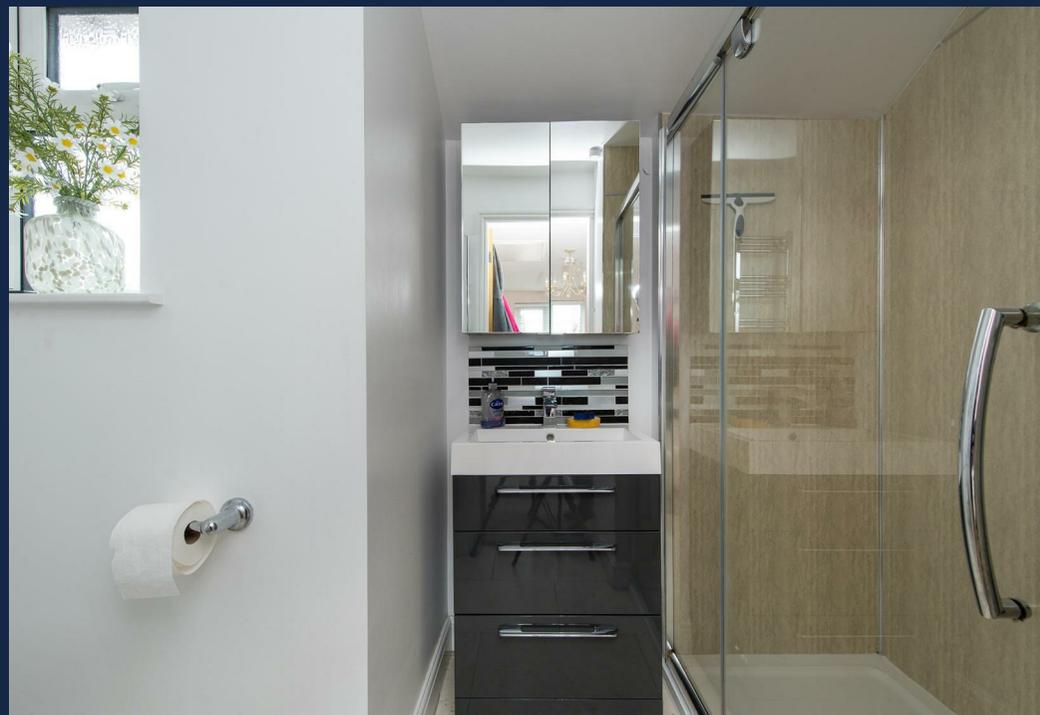


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Referral Fees

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.



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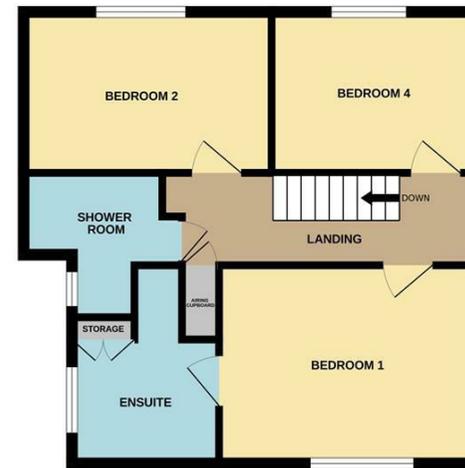




GROUND FLOOR



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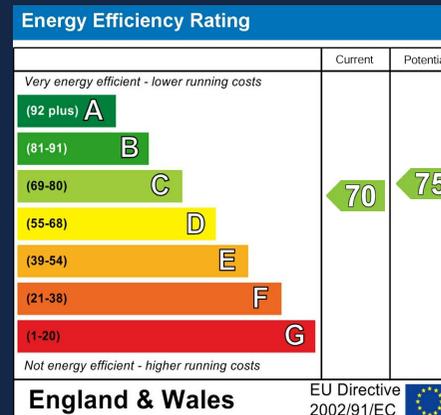
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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