

Grove.

FIND YOUR HOME

Plovers, Worcester Lane, Pedmore, DY9 0SH

Offers In Excess Of £850,000

Plovers

Welcome to Plovers, a charming family residence positioned on Worcester Lane in Pedmore. Located just a short distance from Hagley village and Stourbridge town centre, local amenities including schooling at both primary and secondary level, alongside public transport and various shops and eateries are easily accessed.

Upon approach via the gated driveway with lawn to front, you are welcomed through the porch into the entrance hall with sweeping oak staircase. Glass doors lead through to the spacious living room, the perfect space to enjoy family gatherings with a large sandstone fireplace and multi-aspect views of the surrounding grounds. To the rear is a beautiful conservatory with French doors out to the garden, leading through to the lounge and dining room with feature fireplace and log burner, the kitchen with bespoke units and breakfast area, utility and downstairs shower room.

On the first floor, the main suite with dual aspect views and ensuite bathroom is the perfect retreat after a long day. There are two further double bedrooms alongside a fourth which is currently used as a dressing room, and the house bathroom.

To the rear, the well maintained garden boasts a fabulous patio area with space for a large al fresco dining table and chairs, manicured lawn, a shed and greenhouse for any keen gardeners, mature trees and established borders with shrubs.

Plovers is an ideal forever family home and viewings are highly recommended. Please contact our Hagley branch for an appointment.













Approach
Approached via gated driveway with lawn to front, parking for multiple vehicles and gate to side for access through to the garden.

Porch
With obscured window and stable door through to the entrance hall.

Entrance Hall
With central heating radiator, oak staircase to the first floor and window through into the conservatory. Doors lead through to:

W.C.
With obscured window into the conservatory, central heating radiator and steps down to a tiled floor, hand wash basin and w.c.

Living Room 20'0" max 4'11" min x 24'7" max 12'9" min (6.1 max 1.5 min x 7.5 max 3.9 min)
With dual aspect windows to front and rear, sliding glass doors to the side, two central heating radiators and a feature sandstone fireplace with oak beam mantle. Door leads through into the conservatory.

Conservatory 25'11" x 13'5" (7.9 x 4.1)
With double glazed windows surrounding, French doors out to the garden and central heating radiator. Door leads through to the lounge.

Lounge 12'9" x 12'1" (3.9 x 3.7)
With window to rear, central heating radiator and feature fireplace with log burner insert. Opening leads through to the dining area and door leads through to the kitchen.

Dining Room 12'5" x 12'1" (3.8 x 3.7)
With bay window to front, central heating radiator and doors through to the entrance hall and kitchen.

Kitchen 17'8" max 9'2" min x 18'4" max 10'9" min (5.4 max 2.8 min x 5.6 max 3.3 min)
With two windows to rear, skylight overhead, two central heating radiators and tiling to floor. Featuring a variety of bespoke wall and base units with worksurface over, two bowl sink with drainage and various integrated appliances including fridge, oven, AEG dishwasher and an AEG hob with extractor fan overhead. There is ample space for a breakfast table and chairs and doors lead to both the utility and rear entrance hall.





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Utility 10'9" x 8'2" (3.3 x 2.5)
With window to front, tiled flooring and fitted wall and base units with worksurface over. There is a sink, space and plumbing for white goods alongside the house boiler.

Rear Entrance Hall
With central heating radiator, tiled flooring and doors leading to:

Wet Room
With two windows to rear, chrome heated towel radiator and tiling to walls. There is a hand wash basin, w.c. and walk in shower.

First Floor Landing
With window to rear, storage cupboard and access to the loft via hatch. Doors lead to:

Bedroom One 15'8" max x 12'9" max (4.8 max x 3.9 max)
With dual aspect windows to front and rear, central heating radiator and fitted bespoke wardrobes for storage. Door leads through to the ensuite.

Ensuite
With window to rear, central heating radiator and tiling to walls. There is a pedestal sink, w.c., fitted bath and shower cubicle.

Bedroom Two 12'1" x 12'9" (3.7 x 3.9)
With dual aspect double glazed windows to rear and side, central heating radiator and fitted wardrobes for storage.

Bedroom Three 10'9" x 12'1" (3.3 x 3.7)
With dual aspect windows to front and side and central heating radiator.

Bedroom Four 12'9" x 7'10" (3.9 x 2.4)
With dual aspect windows to front and side and central heating radiator.

Bathroom
With obscured window to front, central heating radiator and tiling to half walls. There is a pedestal sink, w.c. and fitted bath.

Garage 18'8" x 18'0" (5.7 x 5.5)
With roller garage doors, window to side, lighting and electric points. Integral door leads through to the rear entrance hall.





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Garden
A beautiful space with large paved patio area to enjoy summer evenings, well maintained lawn and colourful mature planter beds. To the rear there is a greenhouse and shed for storage, alongside established borders with shrubs and fencing.

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 G.

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.

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.



TOTAL FLOOR AREA : 2767 sq.ft. (257.1 sq.m.) approx.

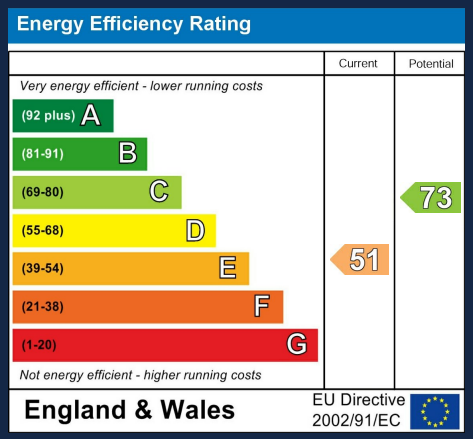
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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