

Grove.

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17 Swan Close, DY10 3JT

Guide Price £550,000

17 Swan Close

A well-presented four-bedroom detached home on the popular cul de sac of Swan Close.

Located in the heart of Blakedown, residents benefit from amenities such as the village shop, two country style pubs, primary school and preschool, all within walking distance, and excellent commuter links with Blakedown train station providing links to Birmingham and Worcester and nearby motorway networks.

The property comprises a large living room with bay window, separate dining room and sunroom with garden views, kitchen with integrated appliances and utility with integral access to the garage.

On the first floor, the main bedroom boasts wonderful natural light and an ensuite shower room, a further three bedrooms and the modern house bathroom.

The enclosed low maintenance garden to the rear is a lovely space to sit out and enjoy the warmer months with alfresco dinners or to host friends and family. To the front is a substantial driveway allowing for three vehicles and convenient side access through to the garden.

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













Approach
Approached via block paved driveway with off road parking for up to three vehicles, gate to side for access to the rear and lawned front garden.

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

Entry Hall
With central heating radiator, stairs to the first floor landing with large understairs storage cupboard and doors leading to:

Living Room 11'1" max 4'7" min x 20'0" max 15'1" min (3.4 max 1.4 min x 6.1 max 4.6 min)
With double glazed bay window to front, central heating radiator and feature fireplace. Glass double doors lead through into the dining room.

Kitchen 15'5" max 7'2" min x 10'9" max 9'6" min (4.7 max 2.2 min x 3.3 max 2.9 min)
With double glazed window to rear, two central heating radiators and tile effect flooring. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and hob with extractor fan overhead. Integrated appliances include a large fridge, dishwasher, oven and grill. Doors lead into the dining room, sun room and utility.

Utility 8'10" max 2'11" min x 9'2" max 4'11" min (2.7 max 0.9 min x 2.8 max 1.5 min)
With obscured double glazed window and door to side, central heating radiator and fitted wall and base units with worksurface over. There is a stainless steel sink, space and plumbing for white goods, and door through into the garage.

Dining Room 10'9" x 9'6" (3.3 x 2.9)
With central heating radiator and two sets of glass double doors into the living room and sun room.

Sun Room 17'0" max 9'2" min x 8'6" max 5'6" min (5.2 max 2.8 min x 2.6 max 1.7 min)
With double glazed windows surrounding, French doors out to the garden and central heating radiator.

W.C.
With chrome heated towel radiator, w.c. and hand wash basin with tiled splashback.





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First Floor Landing
With large storage cupboard, access to the loft via hatch with ladder and doors leading to:

Bedroom One 11'5" max 9'2" min x 15'5" max 12'9" min (3.5 max 2.8 min x 4.7 max 3.9 min)
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 half walls. There is a large vanity sink with storage, w.c. and corner shower cubicle.

Bedroom Two 12'5" max 8'6" min x 12'9" max 7'2" min (3.8 max 2.6 min x 3.9 max 2.2 min)
With double glazed window to front and central heating radiator.

Bedroom Three 8'6" x 12'1" (2.6 x 3.7)
With double glazed window to rear and central heating radiator.

Bedroom Four 8'2" x 12'1" (2.5 x 3.7)
With double glazed window to rear and central heating radiator.

Bathroom
With obscured double glazed window to rear, chrome heated towel radiator and tiling to half walls and shower. There is a w.c., vanity sink with storage, fitted bath and large shower cubicle with hand held shower and drench head over.

Garage 8'2" x 17'0" (2.5 x 5.2)
With up and over garage door to front, lighting overhead and electric points throughout, house boiler and space for white goods. Integral door leads into the utility.

Garden
With paved patio area, steps leading up to a raised lawn with mature planter beds, further patio with space for garden furniture and established borders with fence panels. Pathway and gate to side gives access to the front of the property.





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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.

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



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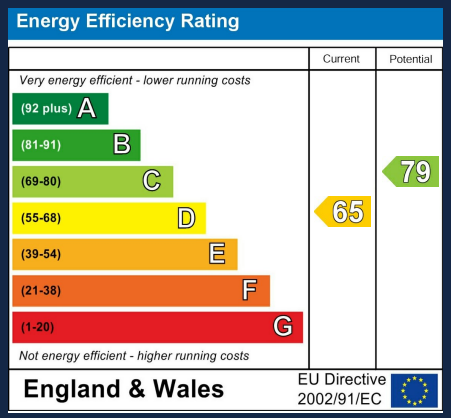
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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