



Grove.

FIND YOUR HOME

Greensleeves, 7 County Lane, Iwerley, DY8 2SB

Asking Price £875,000

Greensleeves, 7 County Lane

Welcome to Greensleeves, an impressive four-bedroom detached bungalow positioned on County Lane in Iwerley. Having been renovated and modernised throughout, the layout is thoughtful and makes the most of the space on offer.

Upon approach via electric gates and lawns to either side, the large driveway provides parking for several vehicles. Inside, the spacious open plan kitchen living space with skylights and bifold doors is a fabulous entertaining space and the real heart of the home. The property boasts a house bathroom and four double bedrooms, one of which is currently used as a playroom and the main bedroom suite with stylish vanity area and ensuite shower makes for an ideal space to wind down.

Externally, the extensive gardens offer great flexibility- the large patio area and outdoor kitchen is perfect for hosting loved ones and the lawns provide ample space for children to enjoy outdoor play equipment, football or to have a swimming pool in the warmer months.

Located on the border of Iwerley and Stourbridge, residents have easy access to surrounding amenities within both Stourbridge town centre and Kidderminster whilst also benefitting from a beautiful rural setting with the surrounding fields offering many peaceful countryside walks.

To arrange a viewing of Greensleeves, please contact our Hagley office.





Approach

Approached via electric gates through to the large gravel driveway. There are lawns to either side, gates through to the garden and weather porch with door leading through to the entrance hall.

Entry Hall

With central heating radiator, double doors through to the kitchen and further doors through to:

Utility Room 9'2" x 8'6" (2.8 x 2.6)

With double glazed window to front, central heating radiator and wood effect tiling to floor, along with space and plumbing for white goods.

W.C.

With obscured double glazed window to side, central heating radiator and tiling to floor and walls. There is a w.c. and hand wash basin.

Kitchen Living Room 36'8" max 13'5" max (11.2 max 4.1 max)

With skylight overhead, three double glazed windows to side and one to the rear, along with bifold doors out to the garden. There are three central heating radiators, bespoke fitted gloss base units with worksurface over and a one and a half bowl sink. There is an integrated dishwasher, along with space for a large Range cooker with extractor fan overhead and further space and plumbing for white goods. A real heart of the home, there is ample space for both dining and living furniture and opening leads through to the snug.

Snug 8'2" max x 12'9" max (2.5 max x 3.9 max)

With two skylights overhead, central heating radiator and feature fireplace with log burner.

Hallway

With central heating radiator, access to the loft via hatch and large storage cupboard. Doors lead to:

Bedroom One 18'8" max 14'9" min x 12'9" max 7'10" min (5.7 max 4.5 min x 3.9 max 2.4 min)

With double glazed window to side, French doors to the rear, central heating radiator and air conditioning unit. Opening leads through to:





Dressing Ensuite 8'6" x 12'9" (2.6 x 3.9)

With double glazed window to side, chrome towel radiator and large vanity desk with storage and His & Hers sink basins. To one wall there are ample fitted wardrobes for storage and two frosted glass doors lead to the w.c. and walk in shower with hand held shower and drench head over.

Bedroom Two 14'1" x 12'1" (4.3 x 3.7)

With double glazed window to front, central heating radiator and air conditioning unit.

Bedroom Three 10'9" x 10'2" (not into wardrobes) (3.3 x 3.1 (not into wardrobes))

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

Bathroom

With central heating radiator, tiling to floor and half walls, fitted vanity with low level w.c. and hand wash basin, and a fitted jacuzzi bath with hand held shower.

Fourth Bedroom/ Playroom 9'10" x 12'1" (3.0 x 3.7)

With French doors to rear and central heating radiator.

Garden

A great space with large lawns, paved patio area with pergola, outdoor kitchen and ample space for children's play equipment. The borders are established with fence panels and hedging, many mature shrubs and the gate to side gives access to the driveway.

Garage 26'2" x 26'2" (8.0 x 8.0)

With up and over garage door, lighting and electric points.

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 F.





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.

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GROUND FLOOR



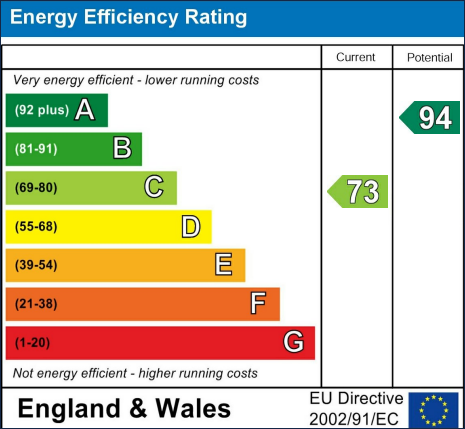
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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