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10 Bennett Drive, Hagley, DY9 0WA

Price Guide £325,000

# 10 Bennett Drive

Located on Bennett Drive, in Hagley, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families or couples.

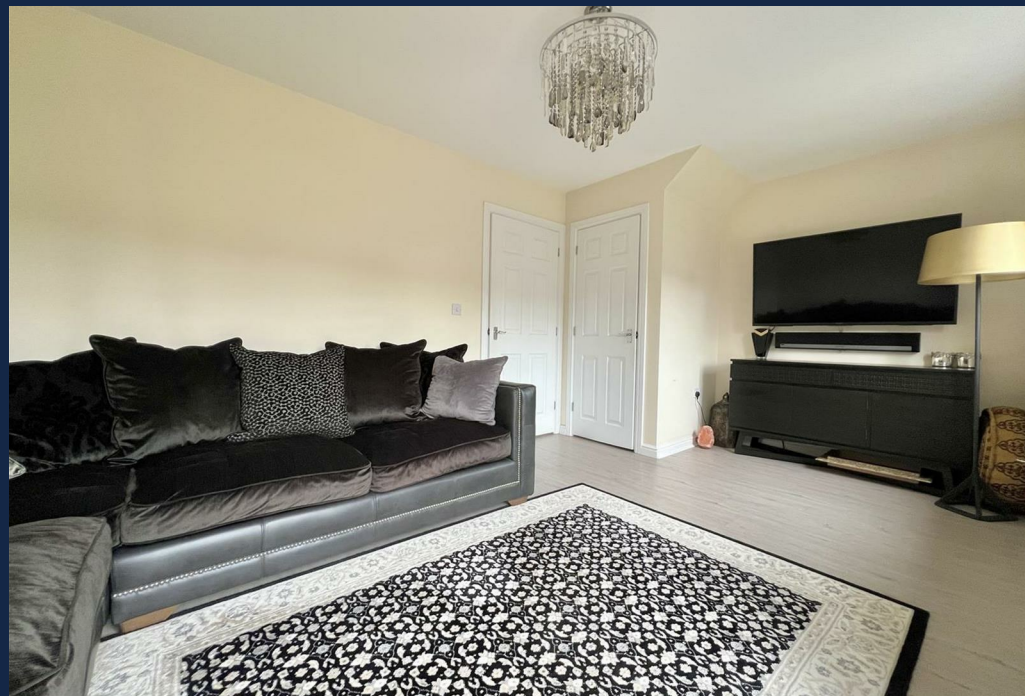
Upon entering, you are welcomed into the living room that offers garden views and French doors out to the patio, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed bathroom, ensuring convenience for daily routines. The kitchen, while not specified, typically offers ample space for culinary pursuits, making it a delightful area for cooking and dining.

Situated in a desirable location, this home benefits from the tranquillity of suburban living while remaining close to local amenities such as a GP surgery, dentist, various shops and eateries along schooling at both primary and secondary level. For commuting, transport links via train and motorway are all easily reachable.

In summary, this end terrace house on Bennett Drive is a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in Hagley. With its inviting reception room, two bedrooms, and convenient bathroom, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.





#### Approach

Approached via pathway with residents lawn to front. There is parking to the rear of the property, accessed via Maurice Close.

#### Entrance Hall

With central heating radiator, wood flooring and stairs leading to the first floor landing. Doors lead to:

#### Kitchen 9'6" max x 12'9" max (2.9 max x 3.9 max)

With double glazed window to front, central heating radiator and wood flooring. Featuring various fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and four ring hob with extractor fan overhead. There is an integrated oven along with space and plumbing for white goods, a dining table and chairs and the house boiler.

#### Lounge 17'4" max x 9'10" max (5.3 max x 3.0 max)

With double glazed window to rear and French doors out to the garden, central heating radiator, wood flooring and understairs store cupboard.

#### W.C.

With central heating radiator, w.c. and pedestal sink.

#### First Floor Landing

With access to the loft via hatch, airing cupboard for storage and doors leading to:

#### Bedroom One 17'0" max 9'6" min x 9'6" max 6'10" in (5.2 max 2.9 min x 2.9 max 2.1 in)

With two double glazed windows to rear and central heating radiator.

#### Bedroom Two 9'6" x 13'5" (2.9 x 4.1)

With double glazed window to front and central heating radiator.

#### Bathroom

With obscured double glazed window to front, central heating radiator and tiling to half walls. There is a w.c., pedestal sink and fitted bath with shower over.

#### Garden

With paved patio area and pathway through lawn leading to a shed for storage and gate to rear for access.

#### 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 C.

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## 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

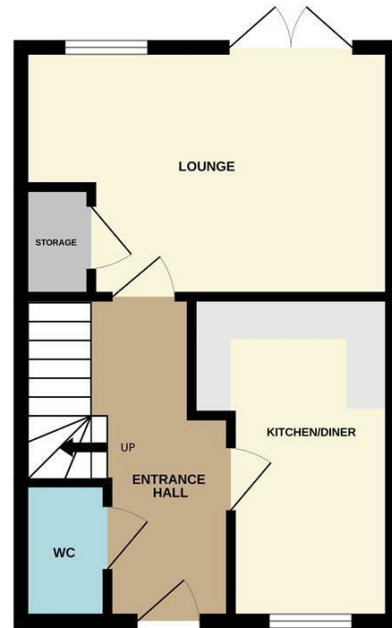
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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



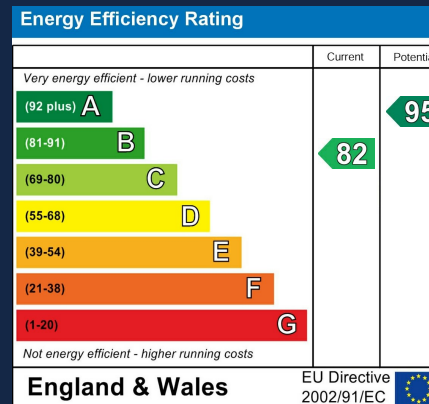
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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