



Grove.

FIND YOUR HOME

4 Purnell Gardens, Hagley, Stourbridge DY9 0BQ

Guide Price £625,000

4 Purnell Gardens

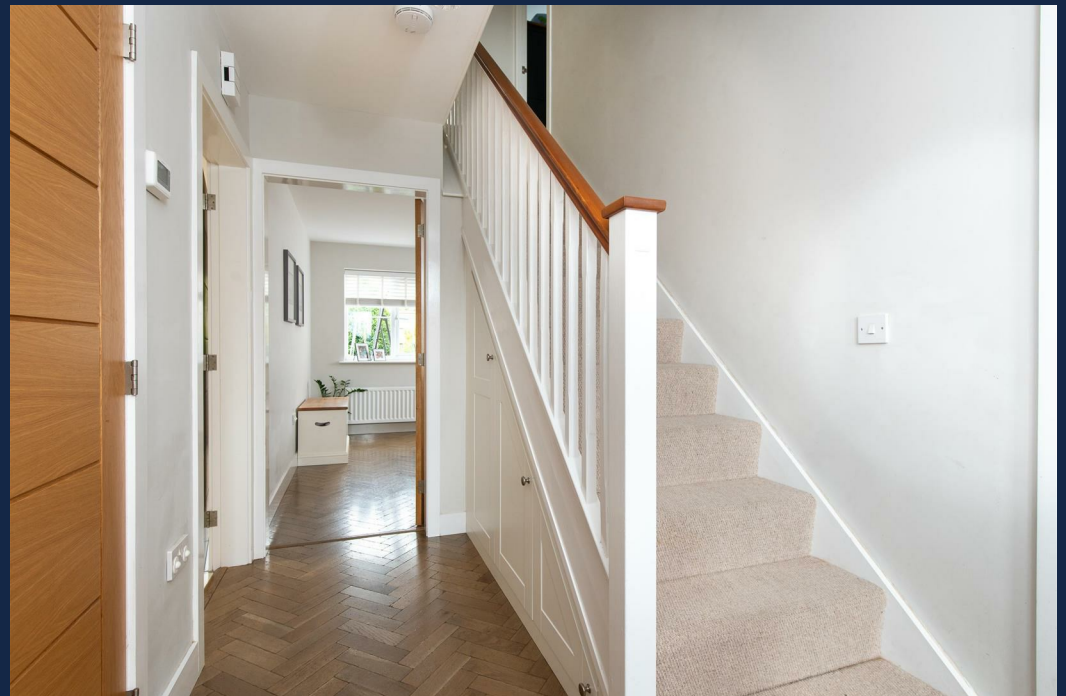
Positioned at the top of the ever popular cul de sac, Purnell Gardens. This delightful four-bedroom home is ideal for families looking to be within Hagley Village and the community that comes with it.

Located just a short walk away from the high street, amenities such as a GP Surgery, dentist, opticians, post office, various shops and eateries are within easy reach. The village of Hagley also offers schooling at nursery, primary and secondary school level, along with a sixth form for older students and for commuters, the motorway network is a 10-minute drive. For those looking to take advantage of public transport, Hagley train station provides direct access to Birmingham and Worcester.

The property comprises a spacious living dining room along with a further front reception room, ideal for a playroom, snug, additional dining space or office. There is a well equipped kitchen breakfast room with utility and separate w.c. The first-floor accommodation offers four good sized bedrooms, the main with ensuite shower room and a further family bathroom.

Externally, the low maintenance outdoor space is great for children to play or to host loved ones-the patio area and lawn provide versatility for seating or play equipment.

Viewings are by appointment through our Hagley branch and are highly recommended!







Approach

Approached at the head of the cul de sac via block paved driveway with lawn to front.

Entry Hall

With central heating radiator, herringbone solid oak flooring, alarm and stairs to the first floor landing with storage underneath. Doors lead to:

Lounge 10'5" x 14'9" (3.2 x 4.5)

With double glazing window to front, including fitted shutters and central heating radiator.

Kitchen 10'2" x 18'4" (3.1 x 5.6)

With double glazing window and door to rear, central heating radiator and tiled flooring. Featuring a variety of fitted wall and base units with worksurface over, stainless steel sink with drainage, induction hob with extractor fan overhead and integrated appliances include a dishwasher, fridge freezer, main oven and combi-microwave/grill oven above, all made by NEFF. Door leads to the utility.

Utility 6'2" x 6'6" (1.9 x 2.0)

With double glazing window to front, central heating radiator and tiled flooring and splashback. There are fitted base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods. The house boiler is also located here.

W.C.

With obscured double glazing window to front including fitted shutters, central heating radiator and tiled flooring. There is a low level w.c. and floating sink basin with tiled splashback.

Living Dining Space 17'4" max 8'2" min x 24'11" max 11'5" min (5.3 max 2.5 min x 7.6 max 3.5 min)

With dual aspect double glazing windows to side and rear, bifold doors out to the rear and sky lantern overhead. There is herringbone solid oak flooring throughout, three central heating radiators and Charnwood log burner with Spanish sandstone hearth.

First Floor Landing

A gallery style landing with double glazing window to front including fitted shutters, central heating radiator, airing cupboard and access to the loft via hatch. Doors lead to:

Bedroom One 10'5" x 13'1" (3.2 x 4.0)

With double glazing window to front including fitted shutters, central heating radiator and door to ensuite.

Ensuite

With obscured double glazing window to side, chrome heated towel radiator and tiling to floor and half walls. There is a low level w.c., floating sink with shaving point and shower cubicle.

Bedroom Two 10'9" max 3'11" min x 12'5" max 10'5" min (3.3 max 1.2 min x 3.8 max 3.2 min)

With double glazing window to rear and central heating radiator.

Bedroom Three 10'2" max 7'2" min x 12'9" max 10'2" min (3.1 max 2.2 min x 3.9 max 3.1 min)

With double glazing window to rear and central heating radiator.







Bedroom Four 9'10" max 7'2" min x 9'2" max 6'10" min (3.0 max 2.2 min x 2.8 max 2.1 min)
With double glazing window to front including fitted shutters and central heating radiator.

Bathroom

With obscured double glazing window to rear, chrome heated towel radiator and tiling to floor and half walls. There is a low level w.c., floating sink with shaving point and fitted O shaped bath with shower overhead.

Garden

With paved patio area, well maintained lawn and borders with mature plants and shrubs as well as a raised bed vegetable patch. The garage can also be accessed from the garden with door to side.

Garage 8'6" x 17'8" (2.6 x 5.4)

With electric up and over garage door, double glazing window to rear, lighting, tap 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 G.

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



1ST FLOOR



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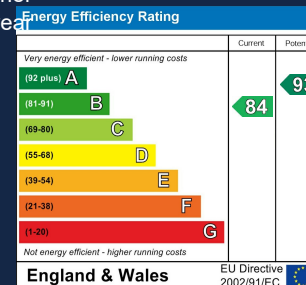
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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