



Grove.

FIND YOUR HOME

25 Chawn Hill, Pedmore DY9 7JB

Guide Price £575,000

25 Chawn Hill

Welcome to this fabulous four bedroom detached home on Chawn Hill! Comprising a welcoming entry hall, kitchen diner with lovely bay window, separate living room and further reception room with doors out to the garden. There is also another reception room, currently being used as an office that could potentially be a fifth bedroom.

Upstairs you will find the four bedrooms, the main with ensuite and the family bathroom. Each bedroom is a good sized double and provides ample space for a family.

The garden makes for an ideal safe and secure space for children to play or for enjoying summer evenings.

The driveway offers off road parking space for multiple cars and the garage is excellent for storage.

Chawn Hill is located just a short drive from the central town of Stourbridge with access to various shops and amenities. Stourbridge Junction train station is within easy walking distance just down from the property making commuting hassle free.





Approach

Approached via large driveway with access to garage and gate to side through to garden.

Entry Hall

With central heating radiator, wood flooring throughout and stairs with glass banister to first floor. Doors radiating to:

Living Room 10'5" x 13'9" (3.2 x 4.2)

With double glazing bow window to front and central heating radiator.

Games Room 11'1" max 7'10" min x 8'10" max 2'11" min (3.4 max 2.4 min x 2.7 max 0.9 min)

With central heating radiator, large storage cupboard and opening through into rear seating area with bar.

Rear sitting room 5'10" x 14'5" (1.8 x 4.4)

With French door out to garden and Velux skylight. Central heating radiator, wood flooring and fitted bar.

Kitchen 12'9" x 8'10" (3.9 x 2.7)

With double glazing window to rear, central heating radiator and tiling to floor and splashback. Fitted wall and base gloss units with worksurface over, one and a half bowl stainless steel sink with drainage and integrated fridge freezer. Four ring gas hob with extractor fan over, fitted cooker with grill and space and plumbing for white goods. Glass double doors through into dining room and opening through into utility.

Dining Room 12'9" x 10'5" (3.9 x 3.2)

With double glazing bow window to front, central heating radiator and tiling to floor. Glass double doors into kitchen and further door into entry hall.

Utility 4'11" x 9'6" (1.5 x 2.9)

With door to side, central heating radiator and tiling to floor. Fitted wall and base units with worksurface over, stainless steel sink with drainage, housing boiler and space and plumbing for white goods.

Study/ Fifth Bedroom 8'6" max 7'2" min x 20'11" max 10'2" min (2.6 max 2.2 min x 6.4 max 3.1 min)

With obscured double glazing door to rear, Velux skylight and fitted wardrobes for storage. Door through into ensuite.



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Potential Ensuite

With obscured double glazing window to rear.

W.C.

With obscured double glazing window to front, central heating radiator and tiling to floor and splashback. Low level w.c. and fitted sink.

First Floor Landing

With obscured double glazing window to front, access to loft via hatch and doors radiating to:

Bedroom One 13'9" x 10'5" (4.2 x 3.2)

With double glazing window to front, central heating radiator and door through into ensuite.

Ensuite

With obscured double glazing window to front, chrome heated towel rail and tiling to floor and walls. Low level w.c., pedestal sink and fitted shower cubicle.

Bedroom Two 12'9" max 9'10" min x 10'5" max 7'6" min (3.9 max 3.0 min x 3.2 max 2.3 min)

With double glazing window to front and central heating radiator.

Bedroom Three 12'9" x 8'10" (3.9 x 2.7)

With double glazing window to rear and central heating radiator.

Bedroom Four 13'9" x 8'10" (4.2 x 2.7)

With double glazing window to rear and central heating radiator.

Bathroom

With obscured double glazing window to rear, chrome heated towel rail and tiling to floor and shower. Low level w.c., fitted vanity with sink and fitted bath with shower overhead. There is a large storage cupboard with radiator to be used as an airing cupboard.

Garden

With lawn area, patio for seating and established borders with fence panels. Can be accessed via gate to side, doorway from utility or French doors in both the study and rear sitting room.





Garage

With up and over garage door, lighting overhead 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 E.

Money Laundering Regulations

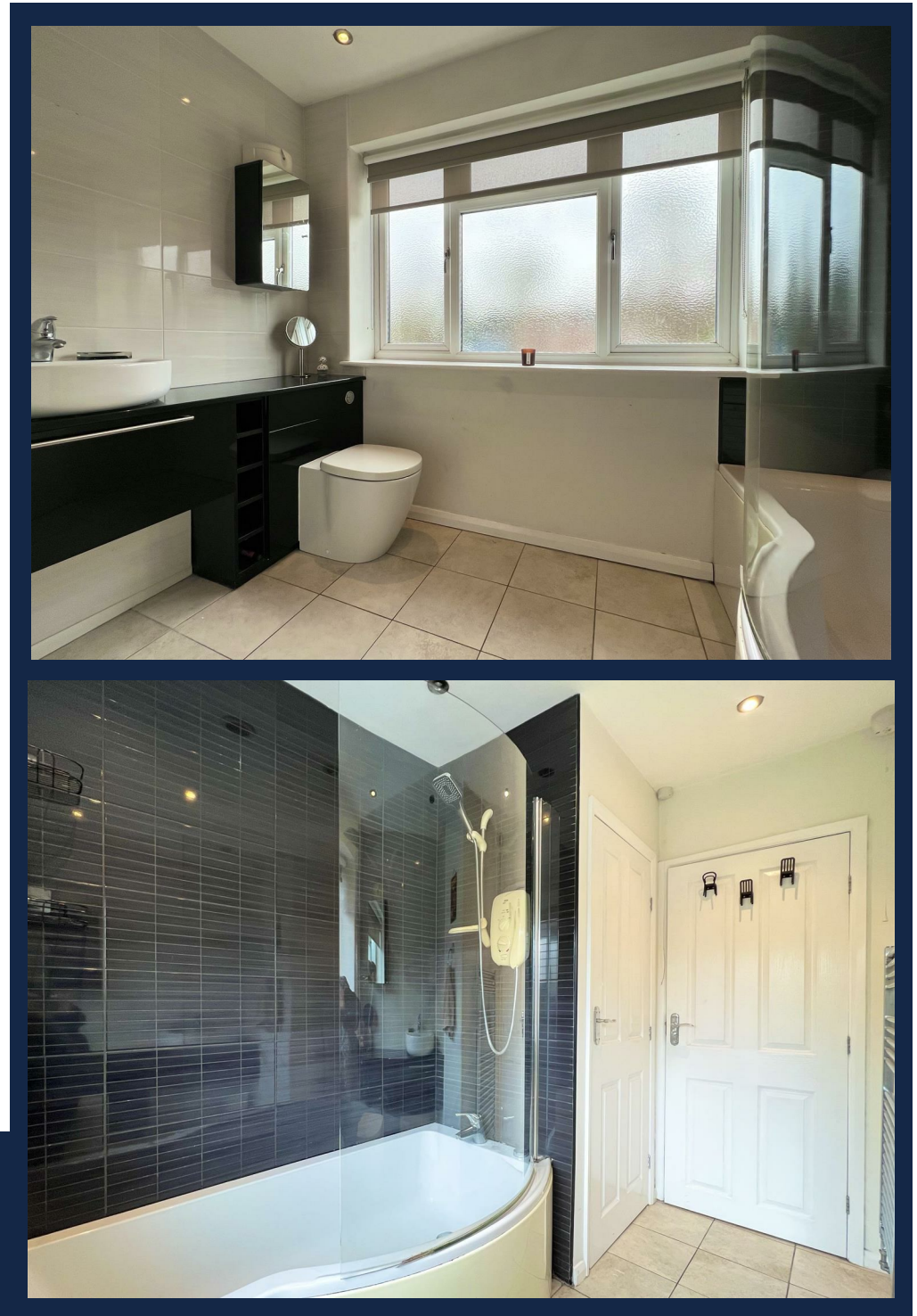
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fee's

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.

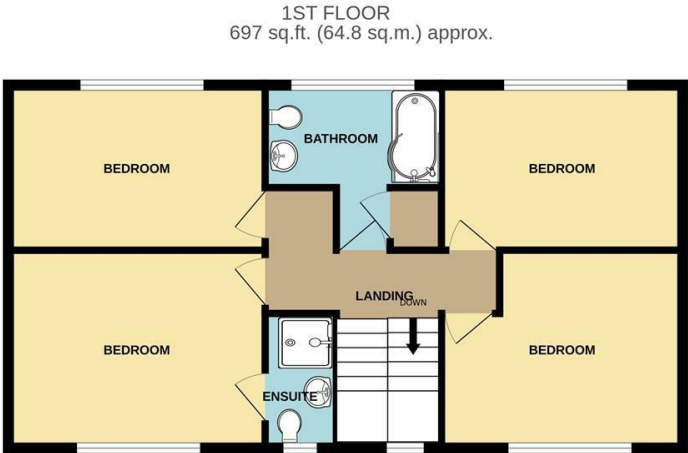
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.



TOTAL FLOOR AREA : 1717 sq.ft. (159.6 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.

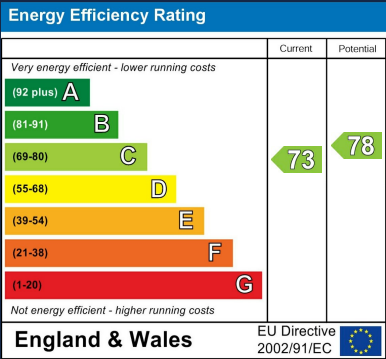
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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