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16 The Green, Chaddesley Corbett, DY10 4SL

Guide Price £435,000

# 16 The Green

Introducing 16 The Green, a welcoming home designed for effortless modern living. Nestled in the popular village of Chaddesley Corbett is a beautifully renovated three-bedroom semi-detached family home. A rare blend of practical modern open plan living in a stunning countryside setting. Set back from the road, the property is approached via a wide tarmac driveway offering off-street parking for two to three vehicles.

Inside, a welcoming entrance hall sets the tone for the rest of the house, which blends modern amenities with charming features. Meticulously updated throughout, this home is ready to move into and would make an ideal residence for a young family.

Entering through an extended hallway, you are greeted by an inviting space, with elegant wood flooring that continues into the heart of the home. To one side is a cosy living room featuring a fireplace with log-burning stove.

At the heart of the home lies a spacious open plan kitchen, dining and living room. Bifold doors lead out onto the patio and a roof lantern above floods the space with natural light. The kitchen boasts sleek quartz worktops and modern integrated appliances. With underfloor heating in the slate floor this versatile space easily accommodates both a dining table and a cosy seating area, making it perfect for family meals or entertaining friends. The bifold doors open out for that perfect combination of indoor outdoor living.

Adjacent to the kitchen is the utility boot room which offers access from the front and the back of the house. With an overhead skylight and plenty of storage making this workspace bright and practical. There is also a modern shower room, ideal for busy mornings or after muddy walks in the countryside.

Upstairs, the house offers three bright and airy bedrooms. Completing the first floor is the beautifully updated main family bathroom.





### Village Lifestyle & Location

The Green has a welcoming community atmosphere and even the charm of a local milkman delivering to your door. Only a short walk down the to the main village where there are three pubs, a coffee shop, weekend street food, a hairdressers, florist and butchers. Chaddesley Corbett is a picturesque village with a warm and sociable feel – ideal for families of all ages. A short walk from The Green is a well-regarded GP surgery, a primary school with wraparound and holiday club provision and a children’s playground adjacent to the community allotments, providing plenty of outdoor fun. The stunning Worcestershire countryside surrounds the village, offering endless opportunities for walks, bike rides and enjoying nature right on your doorstep.

Conveniently located to access the M5 and M42 and nearby Blakedown, Bromsgrove and Kidderminster train stations.

### Outdoor Space & Garden

Step outside into a private garden that is sure to impress. A generous paved patio provides the perfect setting for al fresco dining and summer lounging. Beyond the patio lies a well-maintained astro-turf lawn – a durable, low-maintenance green space ideal for children’s play all year round or barbecues with family and friends. Imagine summer evenings spent under the covered outdoor kitchen area, hosting friends and family while children play happily on the lawn. Mature planter beds, a vegetable patch and borders surround the lawn, adding colour and a sense of seclusion.

In one corner of the garden stands a fully insulated garden room with electricity and overhead lighting. Currently used as a home gym, this versatile space could easily serve as a home office, playroom, art studio or additional storage – adapting to your family’s needs as they change.

### Viewing Arrangements

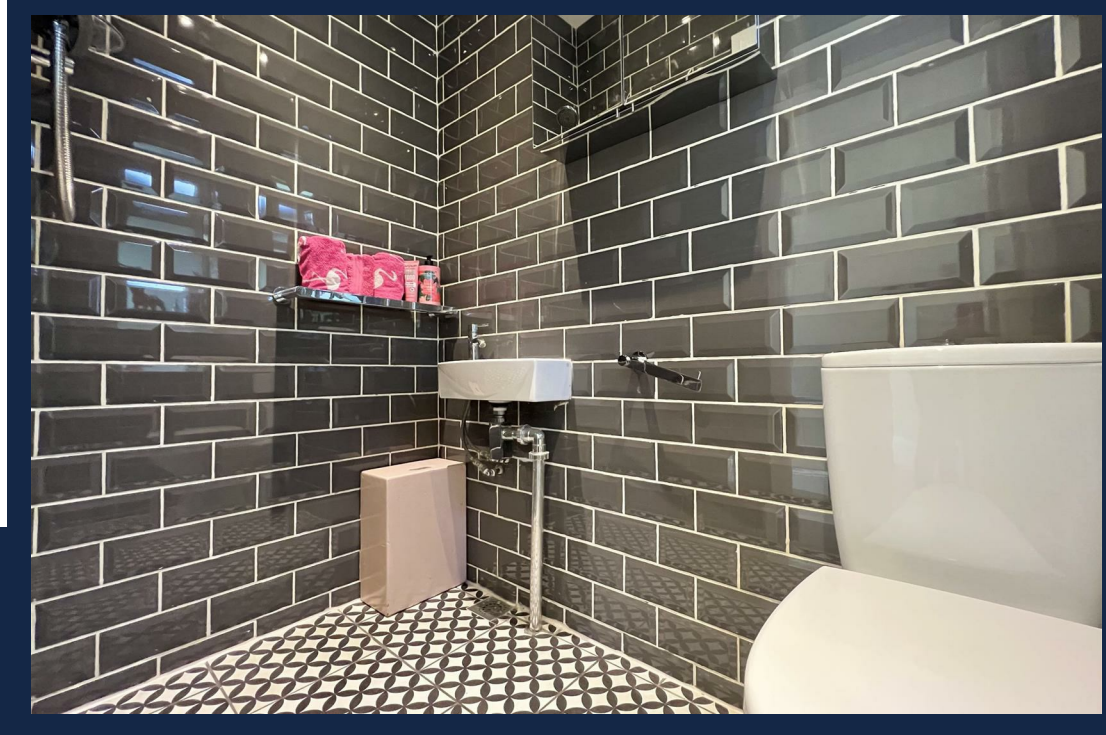
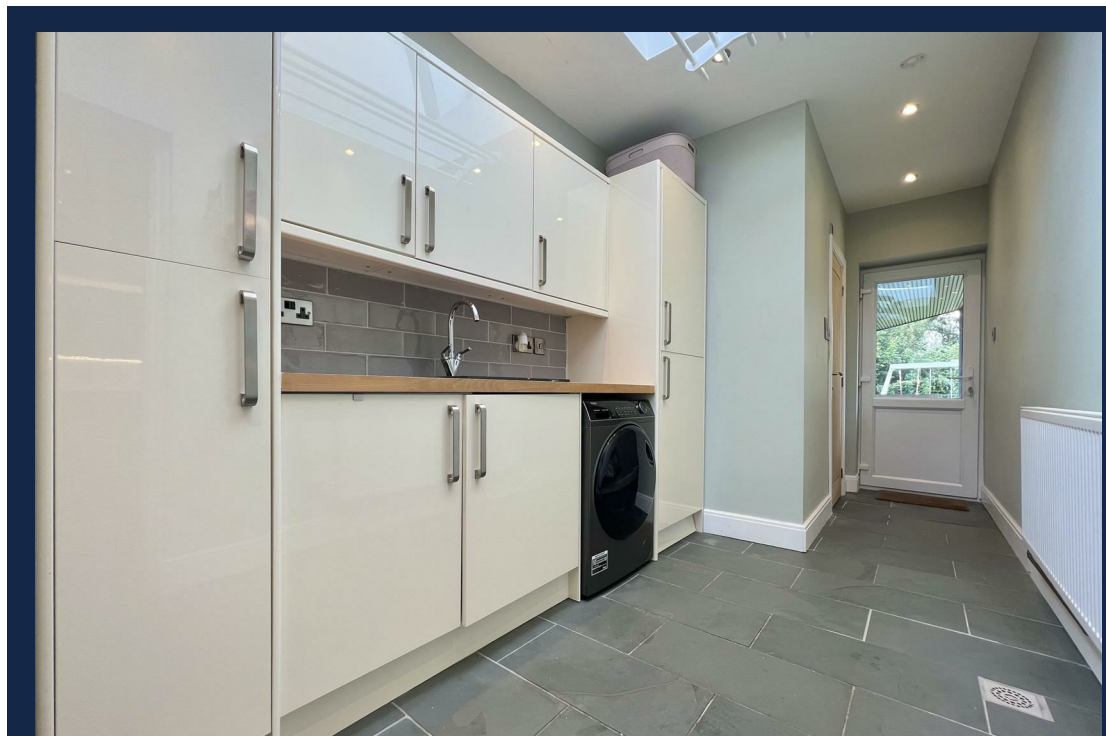
To fully appreciate everything No. 16 The Green has to offer, viewing is highly recommended. This exceptional family home is available by appointment only – please contact us to arrange your visit and experience the lifestyle it provides.

### Approach

Approached via large tarmac driveway with door through into entry hall.

### Entry Hall

With obscured double glazing windows to either side, central heating radiator and wood flooring throughout. There is a stair case to the first floor landing with glass banister and doors leading to:



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Living Room 12'1" max 11'5" min x 12'9" max 4'3" min (3.7 max 3.5 min x 3.9 max 1.3 min)  
With double glazing window to front, central heating radiator, wood flooring throughout and feature fireplace with log burner

Kitchen Living Space 18'8" max 13'9" min x 13'9" max 6'10" min (5.7 max 4.2 min x 4.2 max 2.1 min)

With bifold doors to rear, sky lantern overhead, central heating radiator and tiled flooring with underfloor heating. There is a variety of fitted wall and base units with quartz work surface over, sink with drainage and five ring hob with extractor fan overhead. Integrated appliances include dishwasher, two ovens and a wine fridge. This room offers space for both living and dining furniture, the perfect space for families.

Utility 6'10" max 2'11" min x 17'8" max 11'1" min (2.1 max 0.9 min x 5.4 max 3.4 min)

With sky lantern overhead, door to the rear and further door to the front. There is a central heating radiator, tiling to floor and fitted wall and base units with work surface over, sink and space and plumbing for white goods. Further door gives access to the downstairs shower room.

Downstairs Shower Room

With obscured double glazing window to rear, tiling to floor and walls, w.c., hand wash basin and shower.

First Floor Landing

With obscured double glazing window to side, access to loft via hatch and airing cupboard with house boiler. Doors lead to:

Bedroom One 9'6" x 12'9" (2.9 x 3.9)

With double glazing window to front and central heating radiator.

Bedroom Two 10'2" x 10'9" (3.1 x 3.3)

With double glazing window to rear, central heating radiator and fitted wardrobes for storage

Bedroom Three 8'10" max (into wardrobe) 3'7" min x 7'10" max 5'2 (2.7 max (into wardrobe) 1.1 min x 2.4 max 1.6 min)

With double glazing window to front, central heating radiator and fitted wardrobes for storage.

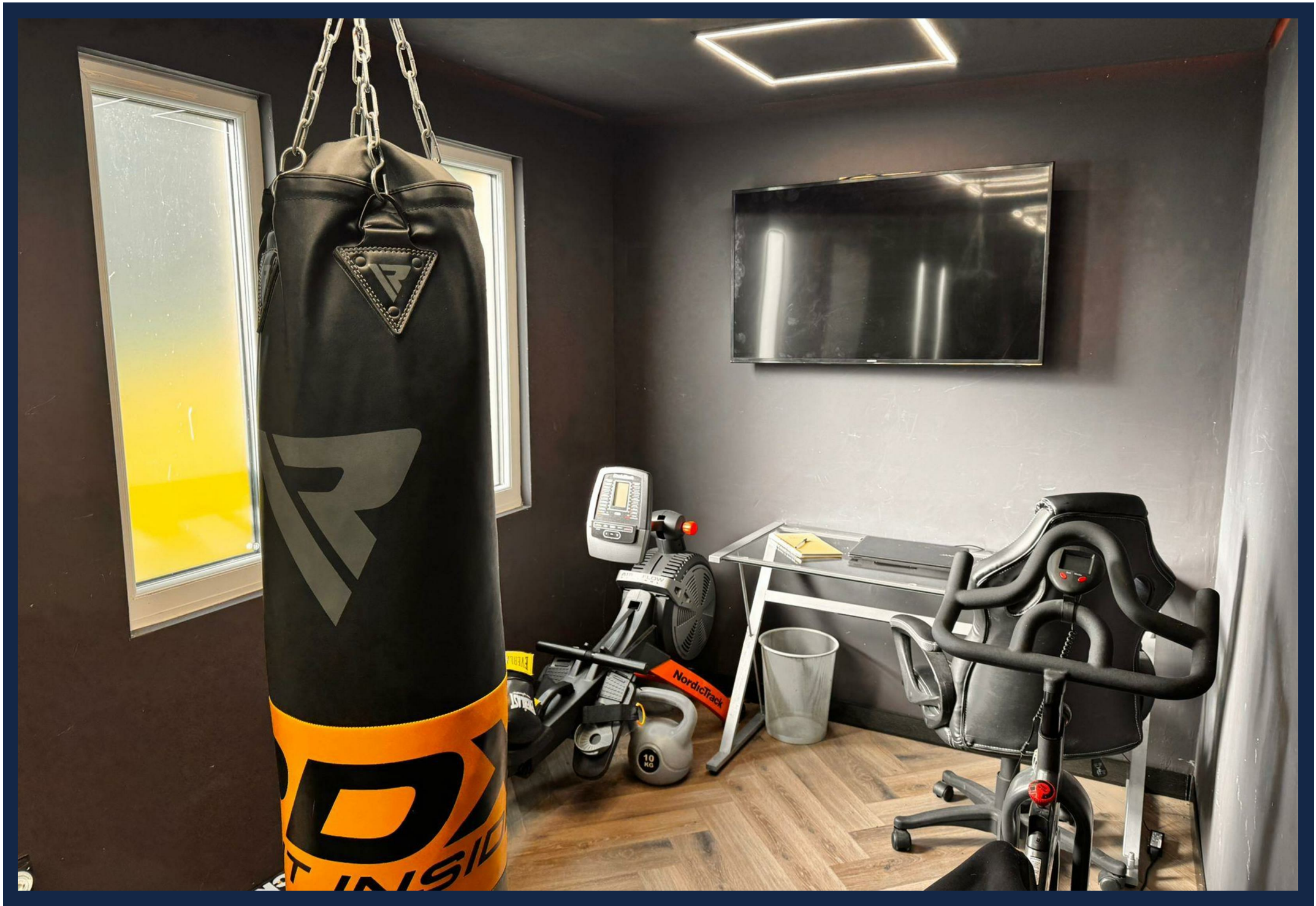
Bathroom

With obscured double glazing window to rear, chrome heated towel radiator and tiling to floor and walls. There is a pedestal sink, w.c. and P shaped bath with shower overhead and inbuilt shelf.



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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 C.

#### 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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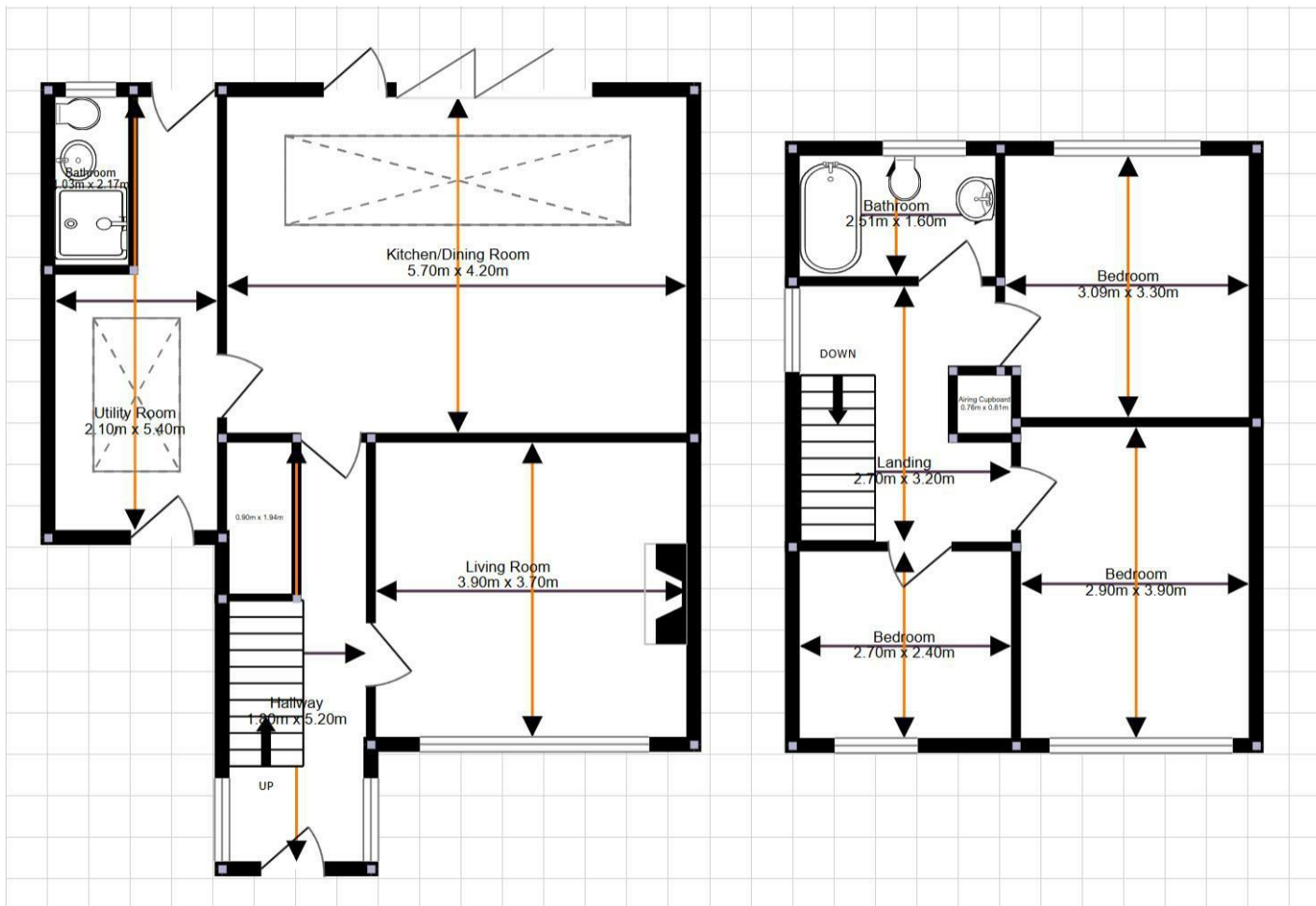
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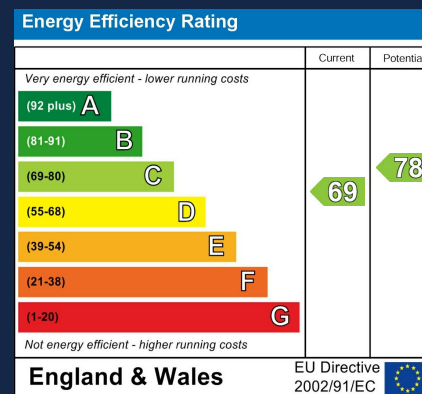


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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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