



# Grove.

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16 Willow Close, Hagley, DY9 0LU

Guide Price £475,000

# 16 Willow Close

Welcome to Willow Close, a lovely cul de sac located within Hagley Village and just a short distance away from its main high street, offering residents easy access to plenty of local amenities such as a GP surgery, pharmacy, dentist, various shops, pubs and eateries. For families, there is schooling at both primary and secondary levels within walking distance. For those who are looking for easy options for commuting, Hagley train station is also within walking distance and access to the nationwide motorway links close by.

This delightful link detached family home offers a large kitchen diner, living room to the rear with beautiful views out onto the garden, three good sized bedrooms, modern family bathroom and another separate w.c. There is also a useful utility space with integral door into the garage store.

Externally, there is a tranquil split level garden with paved patio area, lawn and a stream providing a haven for wildlife and a great space to enjoy the warmer months.

For parking, the driveway offers space for up to three vehicles, ideal for families with multiple vehicles or visitors.







### Approach

Approached via gravel driveway with parking for up to three vehicles, path to side for access through to the garden

### Porch

With wood flooring and door through into the entrance hall.

### Entry Hall

With central heating radiator, wood flooring throughout and stairs to the first floor landing with storage cupboard. Doors lead to:

**Kitchen Diner** 11'1" max 7'10" min x 24'7" max 7'2" min (3.4 max 2.4 min x 7.5 max 2.2 min)

With double glazed bay window to front, feature stained glass window to side and further double glazed window to side. There is a central heating radiator, various fitted wall and base units with worksurface over and a one and a half bowl stainless steel sink with drainage. Integrated appliances include an oven with four ring hob and extractor fan over, dishwasher and fridge. This space offers ample room for a large dining table and chairs and there is a door to the side for access to the garden.

**Living Room** 17'0" max 4'11" min x 16'0" max 12'5" min (5.2 max 1.5 min x 4.9 max 3.8 min)

With large double glazed bay window to rear, central heating radiator and feature fireplace with gas fire insert.

**Utility** 8'2" x 9'6" (2.5 x 2.9)

With fitted base units, a stainless steel sink and space and plumbing for white goods. The house boiler is also located here and there is an integral door through into the garage storage.

### Garage Store

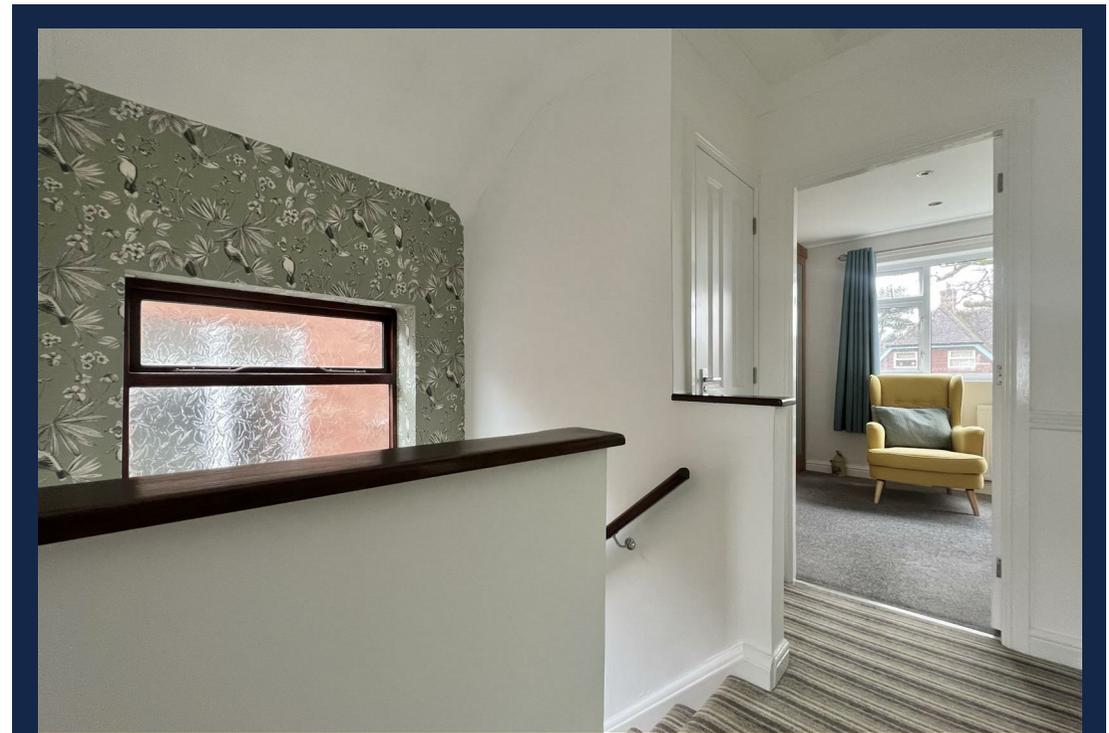
With up and over garage door, lighting overhead and ample room for storage.

### First Floor Landing

With obscured double glazed window to the side, access to the loft via hatch and doors leading to:

**Bedroom One** 15'1" x 9'10" (4.6 x 3.0)

With large double glazed window to rear, central heating radiator and ample fitted wardrobes for storage.



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Bedroom Two 11'5" x 9'2" (3.5 x 2.8)

With double glazing window to front and central heating radiator.

Bedroom Three 8'6" x 7'10" (2.6 x 2.4)

With double glazed window to front and central heating radiator.

#### House Bathroom

With obscured window to side, chrome heated towel rail and subway style tiling to half walls. There is a low level w.c., large floating vanity sink with storage, P shaped bath with hand held shower and drench head over and a fitted cupboard for storage.

#### W.C.

With obscured window to side, subway style tiling to half walls and wood effect flooring. There is a 2-in-1 w.c. with hand wash basin.

#### Garden

A beautiful tranquil space with paved patio area, mature planter beds throughout and steps leading down through to a lawned space with access to the stream. On the lower level, there is also a second patio area offering the perfect place for an al fresco dinner during the warmer months.

#### Tenure - Freehold

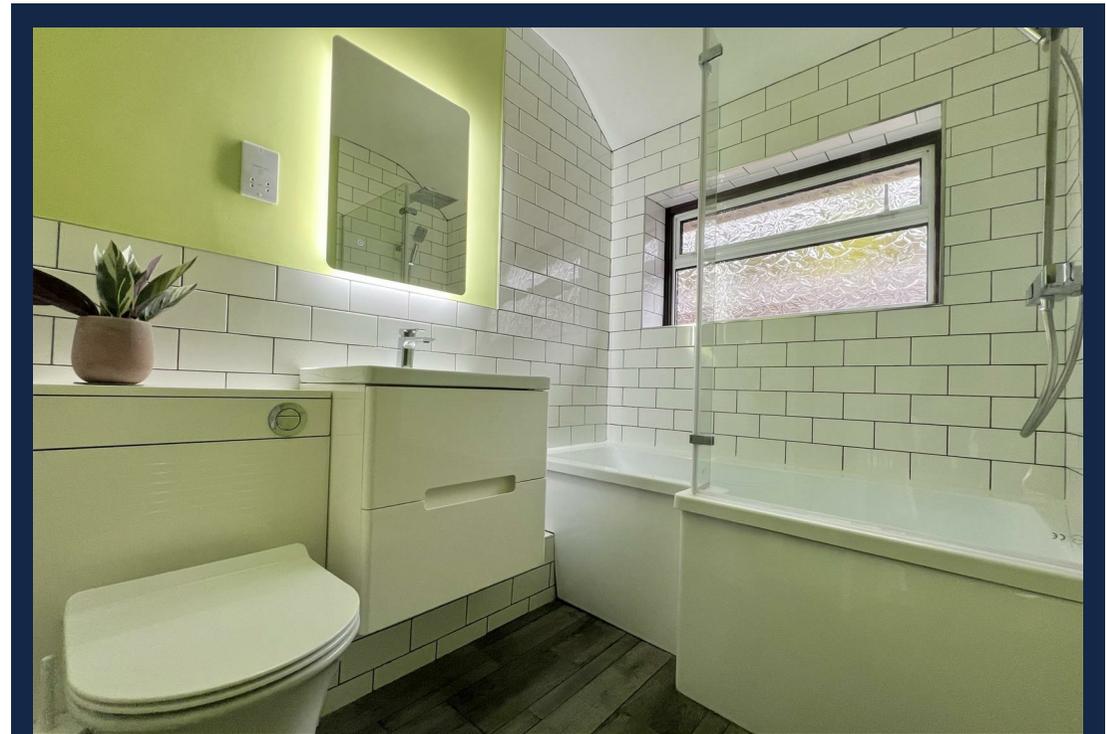
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

#### 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.



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## 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



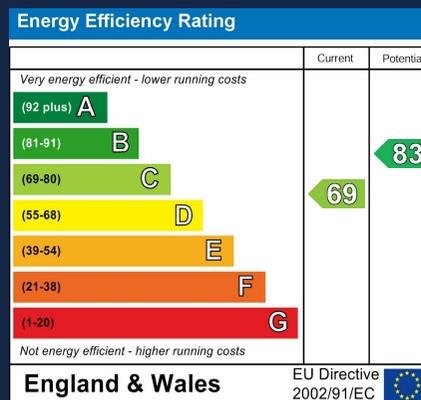
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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