

Grove.

FIND YOUR HOME

18 Stourbridge Road, Hagley, DY9 0QT

Guide Price £410,000

18 Stourbridge Road

A beautifully presented three bedroom semi-detached home on the Stourbridge Road in Hagley!

Positioned just a short distance away from the central village of Hagley, local amenities such as a GP surgery, dentist, opticians, pharmacy, various shops and eateries along with schooling at both primary and secondary level are all within easy reach. For commuting, the motorway network is approximately 10-15 minutes away in both directions and Hagley train station offers links to Birmingham, Worcester and beyond.

This stylish home offers a welcoming entrance hall, cosy living room with media wall, separate dining room and kitchen, along with downstairs w.c..

Upstairs there are two good sized double bedrooms, a further third bedroom and a modern bathroom suite.

Externally, the garden offers a safe space for children to play and to enjoy the warmer months whilst hosting friends and family.

Viewings are highly recommended and can be booked via our Hagley branch.













Approach
Approached via brick driveway with shrubs and further sloped tarmac driveway, offering parking for up to three vehicles.

Porch
With herringbone flooring and door through into the entrance hall.

Entry Hall
With double glazing window to front, central heating radiator and herringbone flooring throughout. There are stairs to the first floor landing with glass banister and doors leading to:

Living Room 14'9" max 12'9" min x 10'2" max 8'6" min (4.5 max 3.9 min x 3.1 max 2.6 min)
With double glazed bay window to front, central heating radiator and herringbone flooring. There is a stylish media wall with feature with shelving, lighting and integrated glass fireplace and glass doors lead through into the dining room.

Dining Room 15'5" max 4'3" min x 10'9" max 9'6" min (4.7 max 1.3 min x 3.3 max 2.9 min)
With French doors to the rear, central heating radiator and herringbone flooring.

Kitchen 12'1" max 8'10" min x 13'5" max 4'3" min (3.7 max 2.7 min x 4.1 max 1.3 min)
With double glazing window and French doors to rear, central heating radiator and tiling to floor. There are fitted wall and base units with granite worksurface over and matching breakfast bar, a one and a half bowl sink with drainage and various integrated appliances such as an oven with four ring hob and extractor fan overhead, dishwasher, fridge and freezer.

Downstairs W.C.
With obscured window to side, w.c. and hand wash basin.

First Floor Landing
With obscured stained glass window to side and door giving access to stairs leading to the loft room above. Further doors lead to:

Bedroom One 15'5" max x 9'2" (4.7 max x 2.8)
With double glazed bay window to front, central heating radiator and fitted wardrobes for storage.





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Bedroom Two 15'5" max x 11'1" max (4.7 max x 3.4 max)
With double glazed bay window to rear, central heating radiator and fitted wardrobes
Agents note: slightly restricted head height on right hand side due to stairs up to the loft.

Bedroom Three 10'5" x 7'2" (3.2 x 2.2)
With dual aspect double glazing window to front and side and central heating radiator.

Bathroom
With dual aspect obscured double glazing windows to side and rear, heated towel rail and tiling to floor and half walls. There is a low level w.c., large vanity sink with storage, walk in shower with hand held shower and drench head over, along with a freestanding bath.

Garage 14'9" x 10'9" (4.5 x 3.3)
With up and over garage door, house boiler and lighting overhead. To the rear is a door out to the garden and a further door into the utility.

Utility
Accessed via the garage. With obscured window to side, fitted sink and space and plumbing for white goods.

Garden
With a paved patio area and steps leading up to a good sized lawn, mature trees and established borders with fence panels.

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 D.

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.



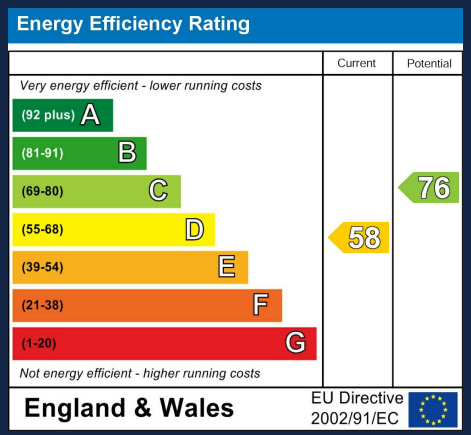
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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