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10 Dyas Close, DY9 0WH

Guide Price £885,000

10 Dyas Close

Proudly presenting this substantial six bedroom family home on Dyas Close in Hagley. Ideally located just a short distance from the main high street, amenities such as the village park, GP surgery, pharmacy, various popular pubs and eateries, shops, primary and secondary schools are all within easy reach. Hagley also offers straight forward commuter links via the motorway and train station, with routes directly to Birmingham, Worcester and further afield.

Approached via the large driveway, the entrance hall leads to a sizeable kitchen diner with modern gloss units and views out on to the garden, a separate utility, downstairs w.c., stylish living room with mood lighting and a second reception room, currently being used as an office.

On the first floor, the main bedroom boasts an ensuite bathroom and walk in dressing room. There is a further bedroom with its own ensuite shower room, a third that shares the Jack & Jill house bathroom, and three further bedrooms to accommodate large families or visitors.

To the rear is a beautiful landscaped low maintenance garden with tiled patio area, a curved pergola, lawn and water feature creating a peaceful backdrop to enjoy summer evenings with loved ones. To accommodate visitors, the driveway and double garage provide parking for multiple vehicles.

To appreciate the space on offer within this home, please contact our Hagley branch for a viewing appointment.

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Approach
Approached via pathway with lawn to front, large driveway and gate to side giving access to the rear garden.

Entrance Hall
With central heating radiator, tiled flooring and stairs to the first floor landing with understairs storage cupboard. Doors lead through to:

Kitchen Diner 18'8" max 9'6" min x 25'11" max 6'6" min (5.7 max 2.9 min x 7.9 max 2.0 min)
With double glazed window and French doors to the rear, two central heating radiators and tiling to floor. Featuring a variety of fitted gloss wall and base units with quartz worksurface over, one and a half bowl stainless steel sink with drainage and a Siemens hob with extractor fan overhead. There are further integrated appliances including a Siemens oven and grill with warming drawer, dishwasher and fridge freezer.
Doors lead to a storage cupboard and utility.

Utility 5'6" x 6'10" (1.7 x 2.1)
With door to side, central heating radiator and tiling to floor. There are fitted gloss wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods.

Living Room 20'4" x 14'1" (6.2 x 4.3)
With French doors to rear, central heating radiator, wood flooring and fitted storage with cupboards and shelving.

Study 10'5" max 6'2" min x 14'1" max 10'5" min (3.2 max 1.9 min x 4.3 max 3.2 min)
With double glazed bay window to front, central heating radiator and wood flooring throughout.

W.C.
With obscured double glazed window to rear, central heating radiator, tiling to floor and half walls, w.c. and hand wash basin.

First Floor Landing
A gallery style landing with double glazed window to front, two central heating radiators, wood effect flooring and access to the loft via hatch and ladder. There are two storage cupboards, a further boiler cupboard and doors lead through to:

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Bedroom One 17'4" max 11'5" min x 14'1" max 3'3" min (5.3 max 3.5 min x 4.3 max 1.0 min)
With double glazed window to rear, central heating radiator, wood flooring and doors leading to:

Dressing Room
With lighting overhead and built in storage.

Ensuite
With obscured double glazed window to side, chrome heated towel radiator and tiling to floor and walls. There is a w.c, floating His & Hers vanity sink with storage and a shaving point, bath with hand held shower and shower cubicle with drench head over.

Bedroom Two 14'5" max 10'5" min x 10'2" max 4'11" min (4.4 max 3.2 min x 3.1 max 1.5 min)
With double glazed window to front, central heating radiator, wood flooring and large storage cupboard with double doors. Further door leads into:

Ensuite
With obscured double glazed window to side, chrome heated towel radiator and tiling to floor and walls. There is a floating vanity sink with storage and shaving point, w.c. and shower cubicle with hand held shower and drench head over.

Bedroom Three 14'5" x 9'6" (4.4 x 2.9)
With double glazed window to rear, central heating radiator, wood flooring and fitted wardrobes for storage. Door leads through into the Jack & Jill bathroom.

Jack & Jill Bathroom
With obscured double glazed window to rear, chrome heated towel radiator and tiling to floor and walls. There is a w.c., floating vanity sink, fitted bath with hand held shower and shower cubicle with hand held shower and drench head over.

Bedroom Four 14'5" x 9'6" (4.4 x 2.9)
With double glazed window to rear, central heating radiator and wood flooring.

Bedroom Five 11'1" x 10'5" (3.4 x 3.2)
With double glazed window to front, central heating radiator and wood flooring.

Bedroom Six 10'9" max 8'6" min x 8'6" max 6'2" min (3.3 max 2.6 min x 2.6 max 1.9 min)
With double glazed window to front, central heating radiator and wood flooring.

Garage 19'8" x 18'8" (6.0 x 5.7)
With two roller shutter garage doors, lighting overhead and electric points throughout. An integral door leads into the entrance hall.

Garden
A landscaped garden with tiled patio, steps up to a seating area with curved pergola, lawn and tranquil water feature. There are established planter beds with mature shrubs and trees, outdoor tap and gate to the side for access.

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

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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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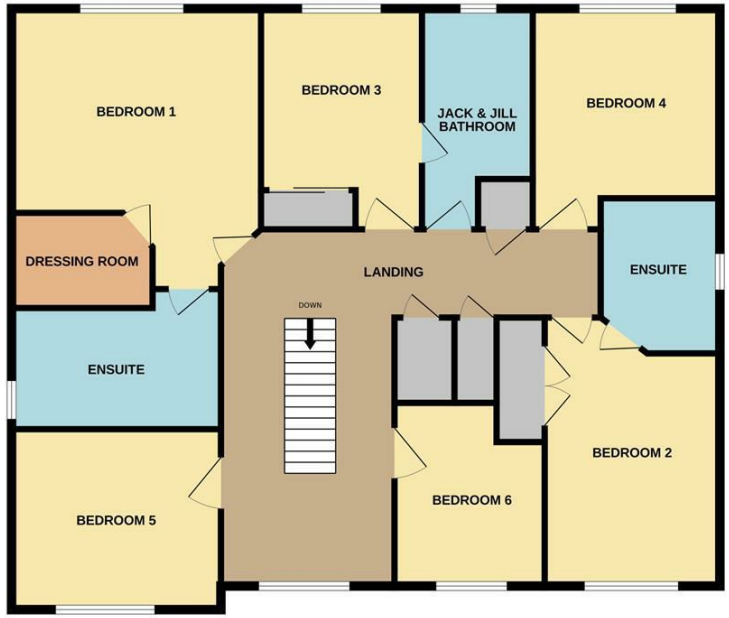
GROUND FLOOR

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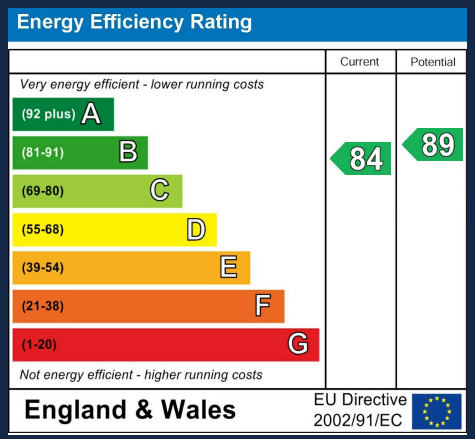
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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