



Grove.

FIND YOUR HOME

5 Old Ham Lane, Stourbridge DY9 0UW

Offers In Excess Of £600,000

5 Old Ham Lane

Offering a traditional layout, elevated position and charm throughout, Grove Properties are delighted to present this substantial four-bedroom detached home on Old Ham Lane in Pedmore.

Comprising a front reception room with bay window, dining room to the rear with traditional fireplace and French doors out to the garden, a further reception room currently used as an office, kitchen, utility and downstairs w.c. On the first floor there are three good sized double bedrooms, along with a fourth single bedroom and the large family bathroom.

Externally, there is an extensive garden with a patio area ideal to host gatherings with loved ones, lawn for children to play and to the rear of the garden is an opportunity for any keen gardeners looking to keep a vegetable patch or grow fruit trees with a separate fenced lawn. To the front of the property, the gated driveway allows off road parking for multiple vehicles, along with the large garage.

Old Ham Lane is popular with residents and is ideally located within Pedmore, just a short drive away from Stourbridge town centre and the amenities it offers. For families, schooling at both primary and secondary level is available with Ham Dingle Primary School and Pedmore High School easily reached on foot.

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







Approach

Approached via large block paved gated driveway with raised planter bed, gate to the side through to the garden and step up to a covered weather porch.

Entrance Hall

With wood effect flooring, central heating radiator and staircase to the first floor landing. Doors lead through to:

Living Room 11'9" max 8'6" min x 15'5" max 12'9" min (3.6 max 2.6 min x 4.7 max 3.9 min)

With double glazed bay window to front, central heating radiator, oak flooring and a feature open fireplace.

Dining Room 13'5" x 12'9" (4.1 x 3.9)

With French doors to the rear, two central heating radiators, oak flooring and a feature fireplace with decorative tiling.

Kitchen 14'1" x 9'6" (4.3 x 2.9)

With dual aspect double glazed windows to rear and side, central heating radiator and fitted wall and base units with worksurface over. There is a large sink with drainage, space for a range oven with hob over and further space and plumbing for white goods. Door and step down lead into the utility.

Utility 5'6" x 7'6" (1.7 x 2.3)

With double glazed window to rear, door to side, wall and base units with worksurface over, a stainless steel sink with drainage and space and plumbing for white goods.

Office 8'10" x 12'5" (2.7 x 3.8)

With double glazed window to front, central heating radiator, oak flooring and storage cupboard.

W.C.

With obscured double glazed window to side, wood effect flooring, w.c. and hand wash basin.

First Floor Landing

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





Bedroom One 13'5" max (into wardrobe) x 12'9" max (4.1 max (into wardrobe) x 3.9 max)

With double glazed window to the rear, central heating radiator and fitted wardrobes with sliding doors.

Bedroom Two 11'9" x 14'5" (3.6 x 4.4)

With double glazed window to front and central heating radiator.

Bedroom Three 14'1" x 8'6" (4.3 x 2.6)

With double glazed window to rear and central heating radiator.

Bedroom Four 8'10" x 7'10" (2.7 x 2.4)

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

Bathroom

With obscured double glazed window to side, chrome heated towel radiator and tiling to floor. There is a pedestal sink, w.c., claw foot bath and a large shower cubicle with hand held shower and drench head over.

Garage 10'9" x 27'10" (3.3 x 8.5)

With double glazed window to rear, door to side, garage doors to the front and lighting overhead.

Garden

With large block paved patio area and steps up to the lawn, established colourful planter beds, mature trees and fenced area to the rear, ideal for any keen gardeners looking to keep an orchard or vegetable patch.

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 F.





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.

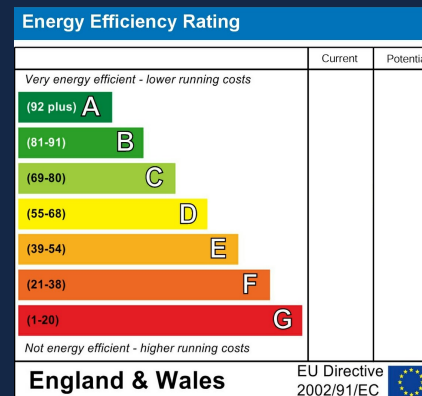
FLOORPLAN

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



Grove.

FIND YOUR HOME

Hagley
129 Worcester Road
Hagley
DY9 0NN

T: 01562 270 270

E: hagley@grovepropertiesgroup.co.uk

W: www.grovepropertiesgroup.co.uk