



**Grove.**  
FIND YOUR HOME

42 Meriden Avenue, Wollaston DY8 4QP  
Guide Price £410,000

# 42 Meriden Avenue

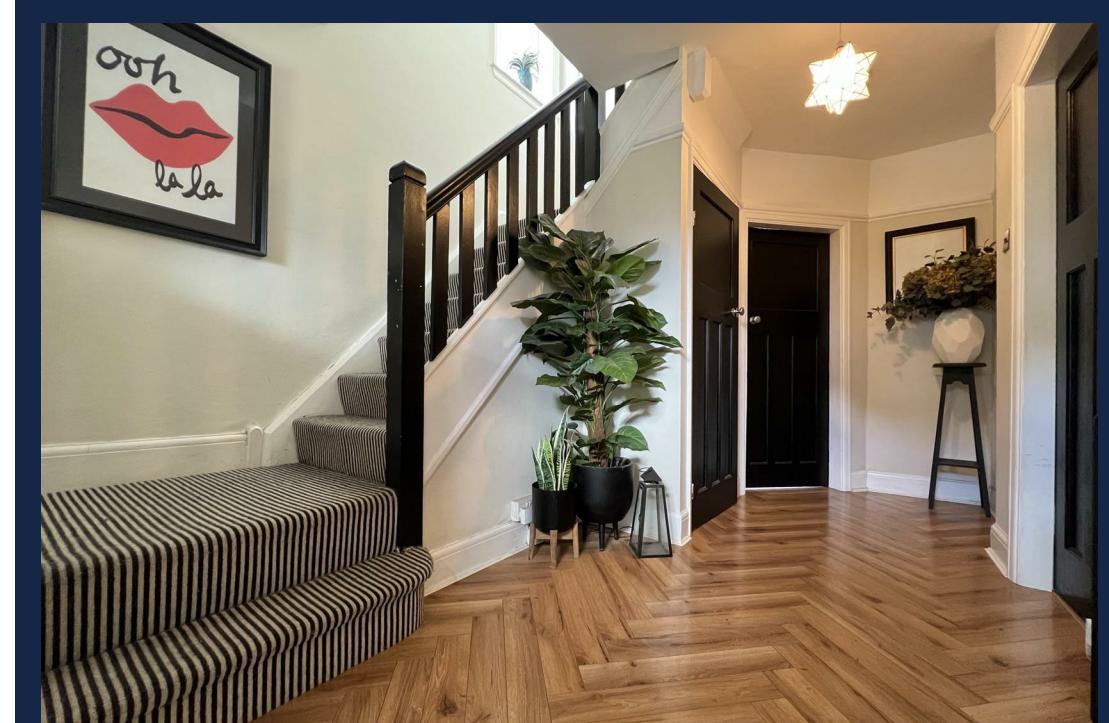
Grove Properties are delighted to present this fabulous three bedroom semi-detached home located on Meriden Avenue. Having been tastefully renovated throughout, this property is ideal for families looking for a quiet cul de sac location whilst also being within easy reach of Wollaston village and Stourbridge town centre and the amenities they offer.

Comprising a welcoming entry hall, stylish living room, kitchen diner and lounge, the downstairs accommodation provides families with space to enjoy together or to branch out for quiet evenings. The conversion of the garage into a utility room and w.c. is a useful asset and in turn, the extra space has been incorporated into the kitchen to create the large kitchen diner.

Upstairs you will find the three good sized bedrooms with original wood flooring, the family bathroom and separate w.c.

Externally, residents can enjoy hosting friends and family in the mature garden and parking is never a problem with the large driveway.

Viewings are recommended to appreciate the clever use of space, character features and popular location of this home.





## Approach

Approached via large gravel driveway with planter bed and door through into the entry hall.

## Entrance Hall

With double glazing window to front, central heating radiator and herringbone wood flooring. Traditional staircase leads to the first floor landing with understairs store cupboard and doors lead to:

Living Room 11'9" max 10'5" min x 13'9" max 3'7" min (3.6 max 3.2 min x 4.2 max 1.1 min)

With double glazing bay window to front, central heating radiator, original wood flooring and feature fireplace with tiled hearth and sides.

Kitchen Diner 18'0" max 6'10" min x 16'8" max 7'10" min (5.5 max 2.1 min x 5.1 max 2.4 min)

With two double glazing windows to rear, central heating radiator and herringbone wood flooring. Featuring a variety of fitted wall and base units with worksurface over, ceramic one and a half bowl sink with drainage and integrated dishwasher. There are also two integrated ovens with a Lamona five ring hob and Rangemaster extractor fan over, along with space for a large fridge freezer. Opening leads through into the lounge.

Lounge 11'5" max 10'2" min x 11'9" max 6'2" min (3.5 max 3.1 min x 3.6 max 1.9 min )

With French doors out to the rear, central heating radiator, herringbone wood flooring and feature fireplace with tiled hearth and log burner.

Utility 6'10" x 7'2" (2.1 x 2.2)

Accessed via the entry hall. With double glazing window to front, tiled flooring and fitted wall and base units with worksurface over. There is a w.c., sink with drainage and space and plumbing for white goods.

## First Floor Landing

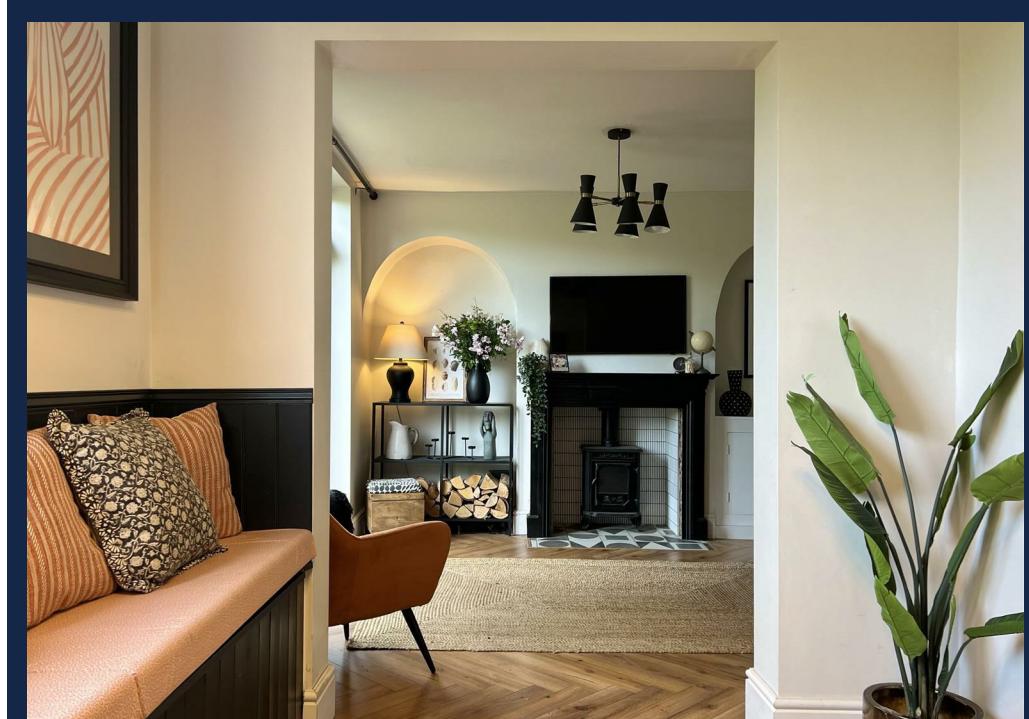
With obscured double glazing window to side, access to the loft via hatch and doors lead to:

Bedroom One 11'9" max 10'5" min x 14'5" max 6'10" min (3.6 max 3.2 min x 4.4 max 2.1 min )

With double glazing bay window to front, central heating radiator and original wood flooring.

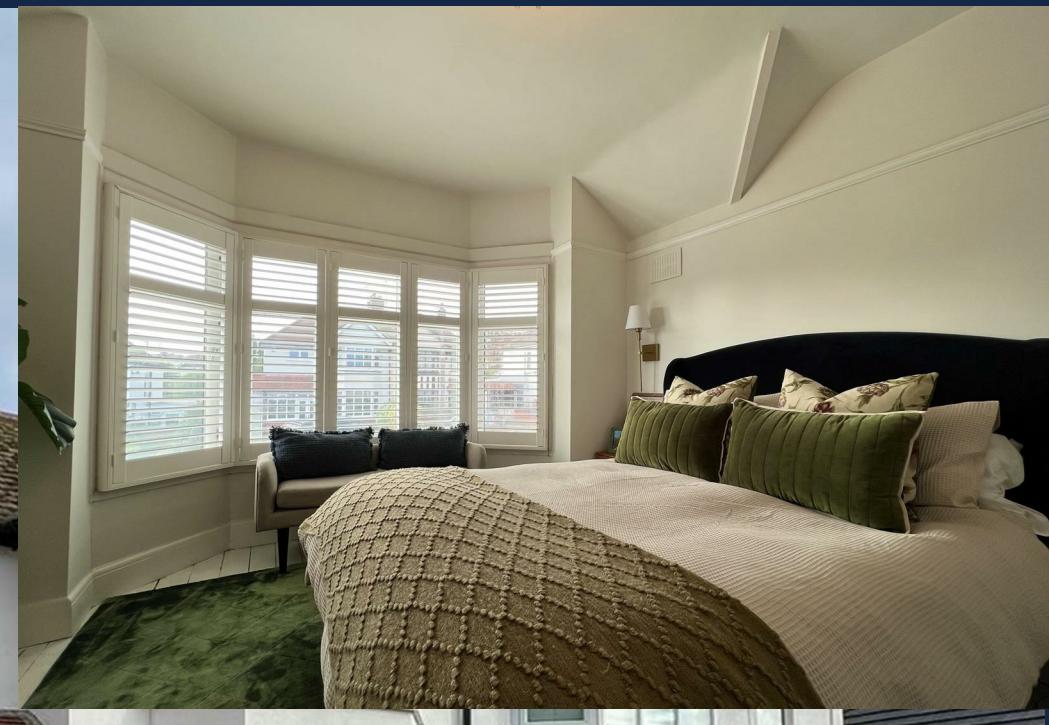
Bedroom Two 11'5" max 10'5" min x 12'1" max 6'10" min (3.5 max 3.2 min x 3.7 max 2.1 min )

With double glazing window to rear, central heating radiator and original wood flooring.



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Bedroom Three 9'6" x 7'10" (2.9 x 2.4)

With double glazing window to rear and central heating radiator.

Bathroom

With obscured double glazing window to front chrome heated towel rail and tiling to floor and walls. There is a large Savoy sink with storage and a fitted bath with shower over.

W.C.

With obscured double glazing window to side, tiled flooring and w.c.

Garden

With paved patio area, steps leading down to the lawn and mature planter beds with shrubs and trees.

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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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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