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44 Wannerton Road, DY10 3NG

Asking Price £725,000

44 Wannerton Road

Located on the sought after cul de sac of Wannerton Road in Blakedown, this delightful four-bedroom home presented in excellent condition is ideal for families looking to find their forever home.
The village of Blakedown offers residents easy access to local amenities, schooling at primary school level and commuter links via the train station and quick routes to the motorway networks.

Comprising a welcoming entrance hall, spacious living room, home office, large kitchen diner with living space and a utility and downstairs w.c., the downstairs accommodation offers versatility and options to spend time together or to branch out for privacy. Upstairs there are four double bedrooms, the main bedroom with ensuite shower room and a further family bathroom.

The private garden space with a patio area and lawn provides the perfect opportunity to host friends and family and parking via the driveway offers off road parking for two vehicles.

To arrange a viewing of this beautiful property, please contact our Hagley office.











Approach
Approached via tarmac driveway with block paved path to front door, electrical vehicle charging point, lawn and further path to side for access to the garden.

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

Living Room 13'1" max 11'9" min x 23'11" max 9'2" min (4.0 max 3.6 min x 7.3 max 2.8 min)
With double glazing bow window to front, two central heating radiators and large feature fireplace. There are folding glass doors that lead through into the office and double doors give access to the kitchen diner.

Office / Potential Dining Room 13'5" x 8'6" (4.1 x 2.6)
With bifold doors out to rear, sky lantern above, central heating radiator and herringbone wood flooring. This space is currently being used as an office but could be used as a dining space.

Kitchen Diner 20'0" max 5'10" min x 31'5" max 8'6" min (6.1 max 1.8 min x 9.6 max 2.6 min)
With bifold doors to rear, sky lantern overhead, herringbone wood flooring and three central heating radiators. Featuring a variety of fitted wall and base units with quartz worksurface over and matching island, sink with drainage and Quooker tap and various integrated appliances such as NEFF induction hob with extractor over, two NEFF ovens and integrated dishwasher. There is also space for a large fridge freezer, dining furniture and seating furniture. Doors lead to:

Utility 9'2" x 8'2" (2.8 x 2.5)
With obscured double glazing window and door to side, central heating radiator and wood flooring throughout. There are various fitted wall and base units with worksurface over, tiled splashback and a stainless steel sink with drainage, along with space and plumbing for white goods. Door leads through into the garage.

W.C.
With obscured double glazing window to front, central heating radiator and herringbone wood flooring. There is a low level w.c., fitted vanity sink with storage and a tiled splashback.





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KENSINGTON
London


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First Floor Landing
Gallery style landing with access to loft via hatch and doors leading to:

Bedroom One 16'0" max 11'9" min x 10'5" max 6'10" min (4.9 max 3.6 min x 3.2 max 2.1 min)
With double glazing window to front, central heating radiator and wood flooring. There are ample fitted wardrobes for storage to one side and door leads through into the ensuite.

Ensuite
With obscured double glazing window to front, chrome heated towel radiator and tiling to walls. There is a low level w.c., fitted vanity sink sink and shower cubicle with hand held and drench head over.

Bedroom Two 12'5" max 11'5" min x 11'1" max 2'7" min (3.8 max 3.5 min x 3.4 max 0.8 min)
With double glazing window to rear, central heating radiator and storage cupboard.

Bedroom Three 10'9" x 8'2" (3.3 x 2.5)
With double glazing window to rear, central heating radiator and storage cupboard.

Bedroom Four 8'10" max 6'10" min x 11'1" max 7'10" min (2.7 max 2.1 min x 3.4 max 2.4 min)
With double glazing window to rear and central heating radiator.

Study 6'2" x 6'10" (1.9 x 2.1)
With double glazing window to front and central heating radiator.

Bathroom
With obscured double glazing window to front, chrome heated towel radiator and tiling to splashback. There is a low level w.c., vanity sink, fitted bath with hand held shower and corner shower cubicle with hand held and drench head over.

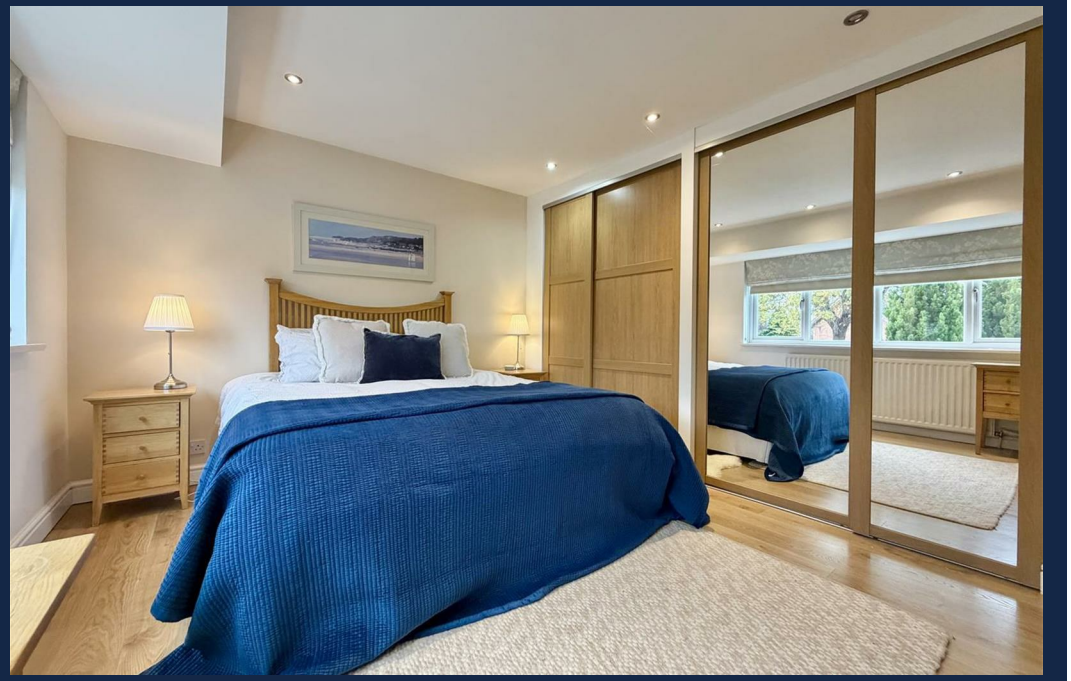
Garden
A paved patio area with steps leading up to a raised lawn, mature planter beds and shed for storage. To the rear is a further patio space, there is a path to the side for access and the borders are established with fence panels.





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Garage 16'4" max 5'10" min x 14'1" max 8'10" min (5.0 max 1.8 min x 4.3 max 2.7 min)
With roller shutter door, double glazing window to side and lighting overhead.

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





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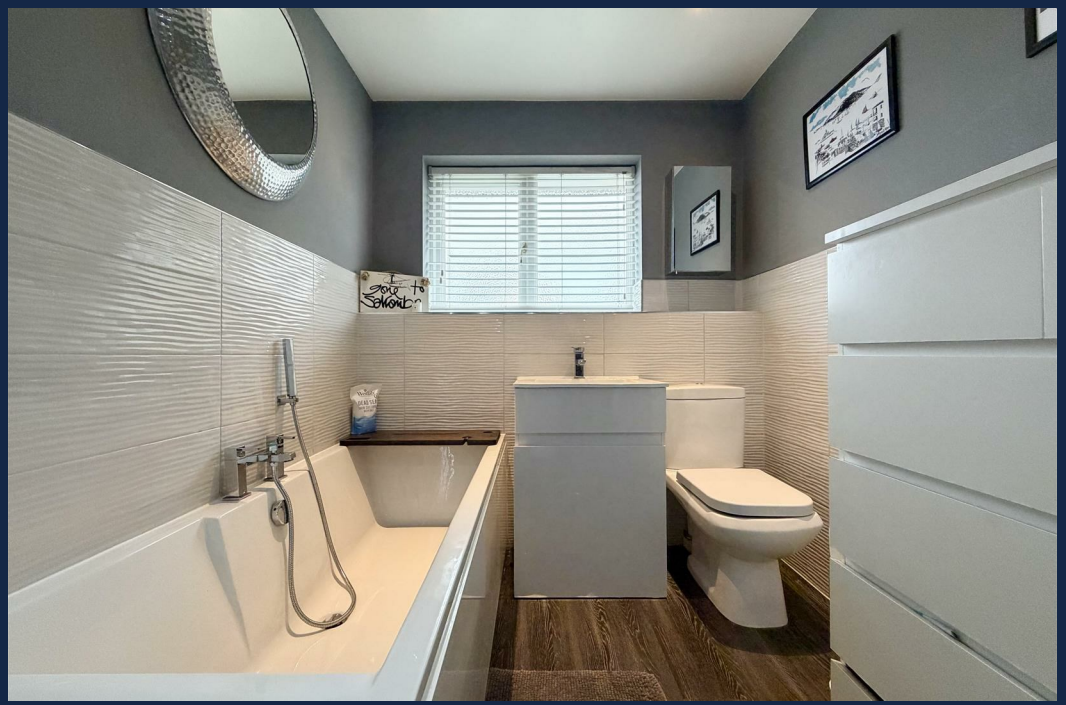





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your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it 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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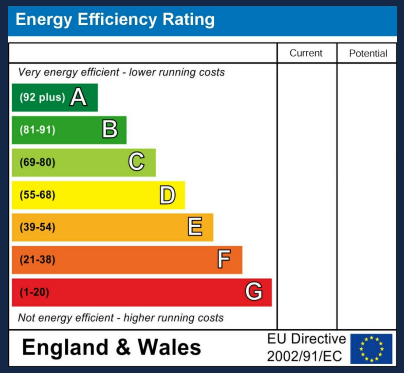
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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