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9 Drew Crescent, Pedmore, DY9 0UX

Offers Over £375,000

9 Drew Crescent

A wonderfully presented three bedroom semi-detached home on Drew Crescent, this property is an ideal family home for those looking to be located in Pedmore with easy access to local amenities within Stourbridge town centre, great schooling at both primary and secondary level and direct public transport links to Birmingham, Worcester and further afield via Stourbridge Junction train station.

Comprising a welcoming entrance hall, dining room and living room with large log burner, ideal for winter evenings, spacious kitchen with utility room, w.c. and a study. The downstairs accommodation offers flexibility for varying needs, whether that be a home office, to use the study as a fourth bedroom, or to create a second living room.

Upstairs there are two bright and airy double bedrooms and a good sized third with dual aspect windows, alongside the large family bathroom.

To the rear, an idyllic garden with raised decking area, mature well stocked planter beds and further patio area is the perfect retreat for warm summer evenings.

Approach
Approached via driveway offering space for three vehicles, mature plant bed to front and gate to side for garden access.

Entrance Hall
With central heating radiator, wood flooring and stairs leading to the first floor with large understairs cloak cupboard. Doors lead to:

Dining Room 11'5" max 13'1" max (3.5 max 4.0 max)
With double glazed window to front, central heating radiator and wood flooring.

Living Room 9'10" x 20'0" (3.0 x 6.1)
With French doors to the rear, two central heating radiators, wood flooring and feature fireplace with large log burner.

Kitchen 13'5" max 4'11" min x 16'0" max 6'10" min (4.1 max 1.5 min x 4.9 max 2.1 min)
With double glazed window to rear, door to the side, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl sink with drainage and four ring hob with extractor fan overhead. Integrated appliances include a dishwasher and Bosch oven and grill, along with space and plumbing for white goods. Doors lead to the utility and the w.c.

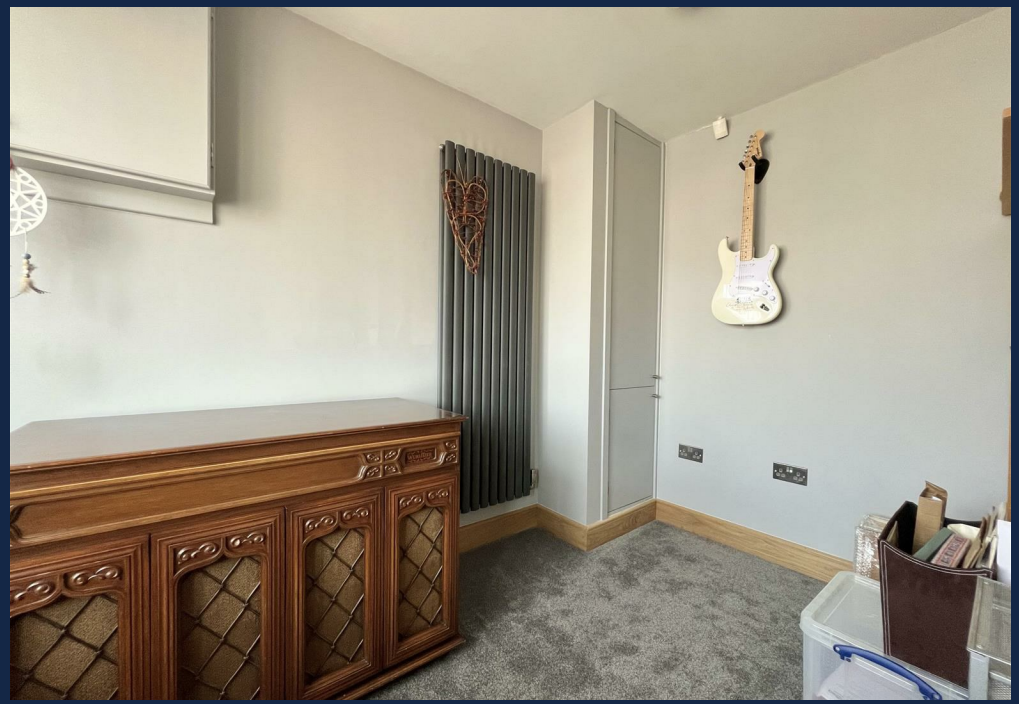
Utility 7'2" x 5'2" (2.2 x 1.6)
With space and plumbing for white goods and ample shelving for storage.

W.C.
With obscured double glazed window to side, central heating radiator, tiling to floor, fitted sink with storage and w.c.

Study 7'2" max x 11'9" max (2.2 max x 3.6 max)
With double glazed window to front, central heating radiator and cupboard with house boiler, smart metre and fuse box.

First Floor Landing
With access to the boarded loft via hatch and ladder. Doors lead to:

Bedroom One 11'9" max 9'6" min x 13'9" max 11'1" min (3.6 max 2.9 min x 4.2 max 3.4 min)
With double glazed bay window to front, central heating radiator, Amtico wood effect flooring and bespoke fitted storage.



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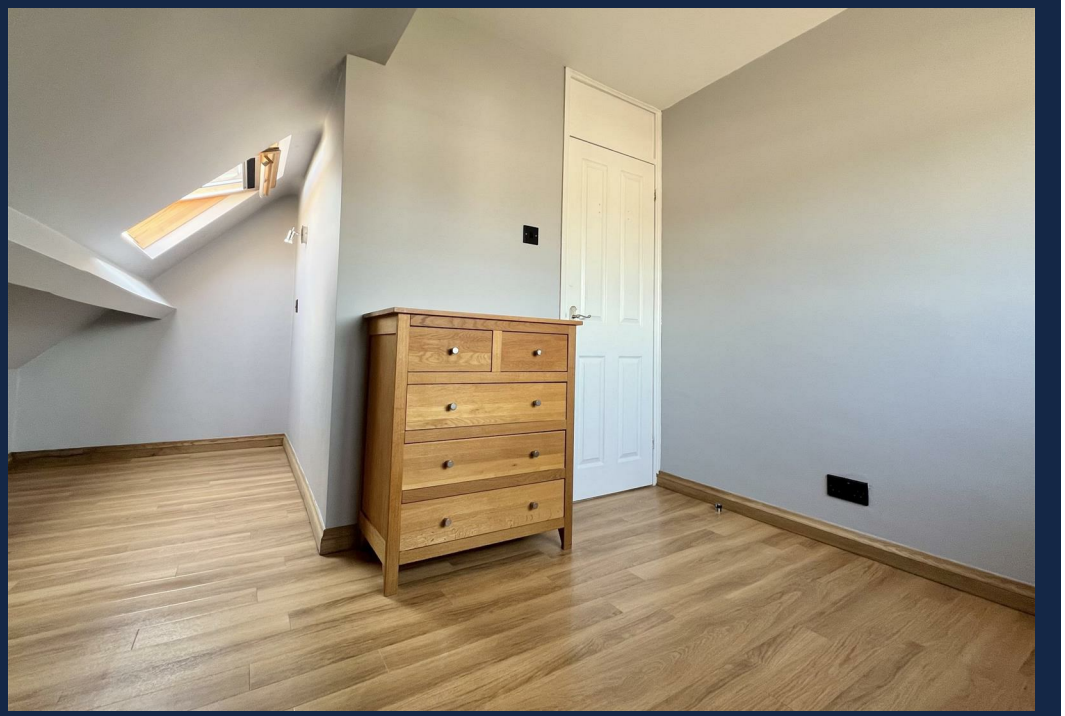

Bedroom Two 11'5" max 6'2" min x 11'1" max 8'10" min (3.5 max 1.9 min x 3.4 max 2.7 min)
With double glazed window to rear, central heating radiator, Amtico wood effect flooring and fitted wardrobe for storage.

Bedroom Three 11'1" max 4'11" min x 14'5" max 7'6" min (3.4 max 1.5 min x 4.4 max 2.3 min)
With double glazed window to front, Velux to side, central heating radiator and Amtico wood effect flooring.

Bathroom
With obscured double glazed window to rear, chrome heated towel radiator, Amtico tiling to floor and tiled walls. There is a large floating vanity sink, w.c. and corner shower cubicle.

Garden
A beautifully maintained space with raised decking area, steps down to an Astro Turf lawn, mature planter beds and patio area to the rear. There is a shed for storage, space for a log store and summerhouse and the borders are established with fence panels and high shrubs for privacy, along with a 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 C.

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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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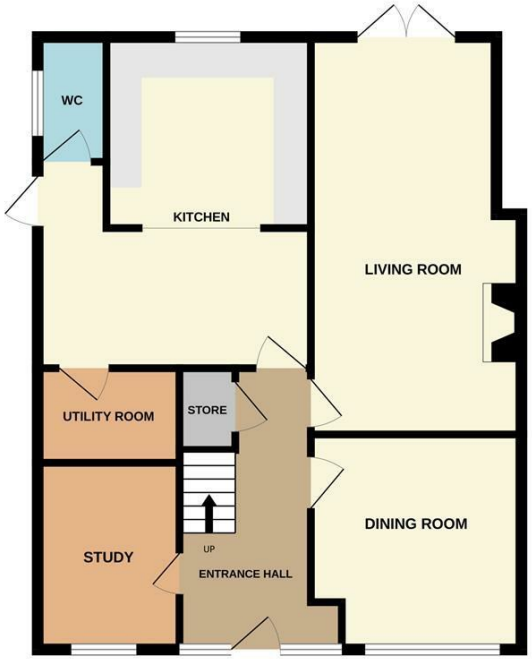
GROUND FLOOR



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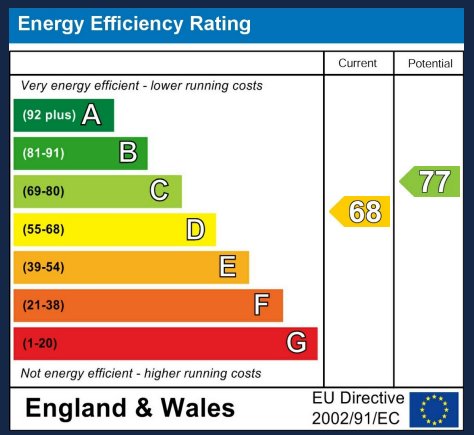
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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