



Grove.

FIND YOUR HOME

22 Gladstone Place, Blakedown, DY10 3LE

Offers In Excess Of £600,000

22 Gladstone Place

Welcome to Gladstone Place, a popular development located within the village of Blakedown. This property is positioned on a quiet cul de sac and is ideal for families looking to be in a village setting whilst also having easy commuter links via the Blakedown train station to Worcester and Birmingham. The village of Blakedown is also home to the village primary school, along with being in catchment for the local high schools in the neighbouring village of Hagley, also accessible via the train routes. For walkers and those that enjoy the outdoors, there are miles of countryside walks and to the rear of the development is a gate giving access to the Millennium Green Park, a beautiful outdoor space to enjoy.

This fabulous detached home offers accommodation over three floors, with kitchen diner, living room, utility, w.c. and a garage currently being used as a gym on the ground, four of the five bedrooms on the second floor, one with ensuite and a further family bathroom and the main suite with ensuite shower room on the second.

The outdoor space on offer provides a peaceful setting for enjoying the warmer weather and for hosting family and friends.

Viewings of the substantial, immaculately maintained home are highly recommended!





Approach

Approached via pathway with double width paved driveway with EV charging point and lawned front garden.

Entry Hall

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

Living Room 10'9" max 4'11" min x 19'4" max 14'1" min (3.3 max 1.5 min x 5.9 max 4.3 min)

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

Kitchen Diner 17'0" max 6'6" min x 15'1" max 8'6" min (5.2 max 2.0 min x 4.6 max 2.6 min)

With double glazing windows to rear with French doors to the patio, further double glazing window to rear, central heating radiator and tiling to floor. There are fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and integrated appliances such as fridge freezer, dishwasher and oven with four ring hob and extractor fan over. There is ample space for a large dining table and chairs and doors lead to:

Utility

With door to rear, central heating radiator and tiling to floor. There are fitted wall and base units with worksurface over, space and plumbing for white goods and door through to the w.c.

W.C.

With obscured double glazing window to side, central heating radiator, tiling to floor, pedestal sink and w.c.

First Floor Landing

With central heating radiator, stairs to the second floor and doors leading to:

Bedroom Two 9'6" x 12'9" (2.9 x 3.9)

With double glazing window to rear, central heating radiator and door through to the ensuite.

Ensuite

With obscured double glazing window to rear, chrome heated towel radiator and tiling to floor and walls. There is a pedestal sink, w.c. and fitted shower cubicle.





Bedroom Three 10'5" x 11'9" (3.2 x 3.6)

With double glazing window to front and central heating radiator.

Bedroom Four 8'10" x 8'2" (2.7 x 2.5)

With double glazing window to front and central heating radiator.

Bedroom Five 9'2" x 7'6" (2.8 x 2.3)

With double glazing window to rear, central heating radiator, wood effect flooring and door giving access to airing cupboard.

Bathroom

With chrome heated radiator, tiling to floor and walls, w.c., pedestal sink and fitted bath with shower over.

Second Floor Landing

With door through into the main bedroom.

Bedroom One 13'5" max 10'5" min x 12'9" max 2'7" min (4.1 max 3.2 min x 3.9 max 0.8 min)

With skylights to front and rear, two central heating radiators and walkway to ensuite with two double door storage cupboards.

Ensuite

With skylight to front, chrome heated towel radiator and tiling to shower cubicle and splashback. There is a pedestal sink, w.c. and fitted shower cubicle.

Garage 8'6" x 17'8" (2.6 x 5.4)

With up and over garage door, lighting overhead, electric points and house boiler.

Garden

With paved patio area, lawn, gate to side for access and established borders with fence panels.

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 E.





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.







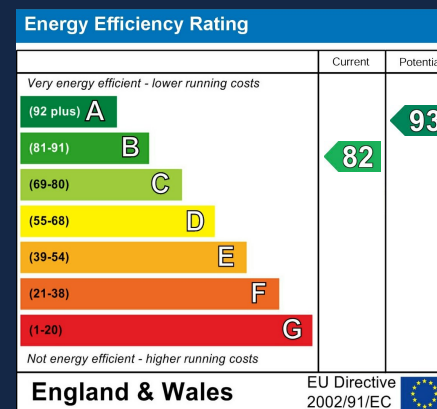
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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