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34 Broughton Road, Stourbridge DY9 0XP

Guide Price £450,000

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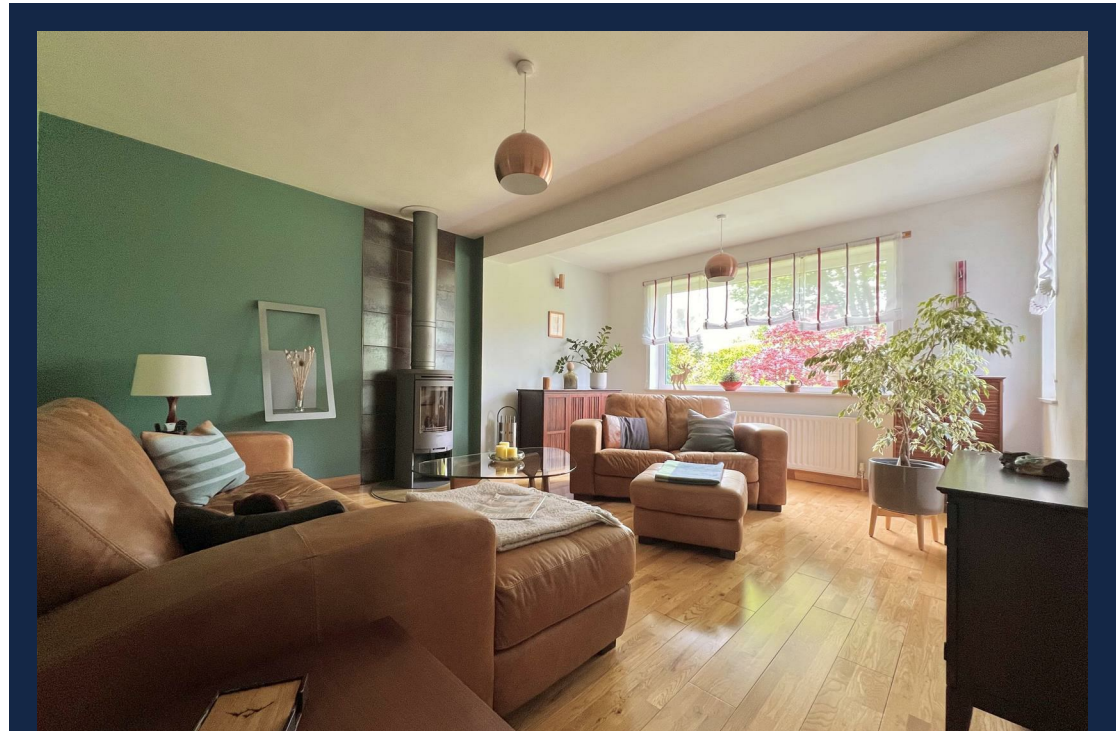
Positioned on a generous corner plot on Broughton Road, this contemporary three bedroom property offers a blend of style and comfort making an ideal family home. Located within a very popular residential area in Pedmore, local amenities are easily accessible, along with being within walking distance of schooling at primary and high school level with Ham Dingle Primary School and Pedmore High School. For commuters, Stourbridge Junction Train Station is also easily accessible, being a 12 minute walk away from the property and offers direct links to Birmingham and Worcester.

Comprising a large kitchen diner with views out onto the garden, a living room with feature log burner and double bedroom with ensuite shower room, the ground floor accommodation offers flexibility for varying needs. Upstairs there is a further double bedroom, along with the third bedroom currently used as an office space, and the house bathroom.

To the rear, a mature landscaped garden is a peaceful space with various seating areas, wildlife pond and many established planter beds.

To the front of the property is a generous driveway offering ample off road parking, along with the garage which is currently used as a utility space.

Viewings are highly recommended to appreciate the modern feel of this home, and can be arranged through our Hagley branch.







Approach

Approached via block paved driveway with lawn to front and mature trees.

Entrance Hall

With central heating radiator, tiling to floor and stairs to the first floor landing. Doors lead through to:

Living Room 16'0" x 14'1" (4.9 x 4.3)

With dual aspect double glazed windows to side and rear, central heating radiator, wood flooring throughout and Contura log burner with glass hearth.

Dining Area 16'0" x 12'5" (4.9 x 3.8)

With sliding glass doors to the rear, central heating radiator and tiling to floor. This space is open plan through into the kitchen.

Kitchen 12'9" x 7'10" (3.9 x 2.4)

With two double glazed windows to front, central heating radiator and tiling to floor. Featuring a variety of bespoke wall and base units with worksurface over, one and a half bowl stainless steel corner sink and hob with extractor fan overhead. There are various integrated appliances such as a dishwasher, fridge freezer and Siemens oven and combination microwave oven. Door leads through into the garage.

Bedroom Two 10'9" x 14'5" (3.3 x 4.4)

With double glazed window to front, central heating radiator and door through into the ensuite shower room.

Ensuite Shower Room

With obscured double glazed window to rear, central heating radiator and tiling to floor and walls. There are His and Hers floating sinks, a w.c. and large walk in shower with hand held shower and drench head over.

First Floor Landing

With double glazed window to front, glass banister and doors leading to:

Bedroom One 19'4" x 14'5" (5.9 x 4.4)

With double glazed window to front, central heating radiator, access to the loft via hatch and eaves storage.

Bedroom Three 12'9" x 7'10" (3.9 x 2.4)

With double glazed window to rear, central heating radiator and fitted storage. Agents note: This space is currently being used as an office.



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Bathroom

With obscured double glazed window to front, central heating radiator, tiling to walls and wood effect tiling to floor. There is a floating w.c., bidet, His and Hers floating sinks and a fitted bath with hand held shower.

Garage 7'2" x 27'6" (2.2 x 8.4)

With up and over garage door, lighting overhead and electric points throughout. There are fitted wall and base units with worksurface over and space and plumbing for white goods. To the rear there is a door giving access to the garden.

Garden

With decking area and pathway leading to a paved patio, mature planter beds throughout and well maintained lawn. There is a pergola seating area, along with potting shed and raised planter vegetable patches, raised pond and established borders with fence panels and shrubs.

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



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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

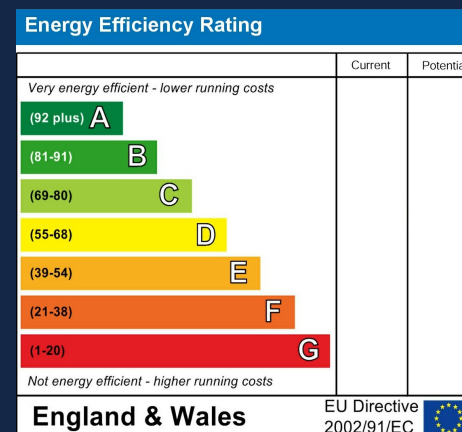
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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