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FIND YOUR HOME

27 Morrow Way, Wollaston, DY8 4GE

Guide Price £450,000

27 Morrow Way

A charming four bedroom detached property located on Morrow Way in Wollaston, this home is presented in lovely condition and is ideal for young families. Positioned just outside of Stourbridge Town centre, prospective buyers have quick access to the many local amenities on offer, schooling at both primary and secondary level such as Amblecote Primary and St James's C of E Primary, along with excellent commuter links via Stourbridge train station, providing direct links to Birmingham and Worcester.

The property comprises a cosy living room with French doors out to the garden, modern kitchen diner with breakfast bar and downstairs w.c. Upstairs the spacious main bedroom features ample fitted storage with wardrobes and drawers, along with an ensuite shower room. There are a further three bright and airy bedrooms, one currently being used as an office space, and the family bathroom.

Externally, the garden offers a mixture of patio space and lawn as well as a pergola seating area providing a fabulous space to host friends and family!

To arrange a viewing, please contact our Hagley branch.

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Approach
Approached via pathway with driveway to side and gate through into the garden.

Entrance Hall
With central heating radiator, wood effect flooring and stairs to the first floor with understairs store cupboard. Glass doors lead to:

Living Room 10'2" x 16'8" (3.1 x 5.1)
With double glazing window to front and French doors to rear, two central heating radiators and fitted storage with cupboards and shelving.

Kitchen Diner 11'1" max 9'2" min x 30'2" max 6'10" min (3.4 max 2.8 min x 9.2 max 2.1 min)
With dual aspect double glazing windows to front, side and rear along with door out to the garden. There are two central heating radiators, tiling to floor and various fitted wall and base units with quartz worksurface over and a matching breakfast bar. There is a fitted Belfast sink with drainage, integrated dishwasher and washing machine, space for a range cooker with extractor over and further space and plumbing for a fridge freezer.

W.C.
With central heating radiator, tiling to floor and splashback, pedestal sink and w.c.

First Floor Landing
With double glazing window to rear, central heating radiator and access to loft via hatch. Doors lead to:

Bedroom One 11'1" max 10'2" min x 16'8" max 7'2" min (3.4 max 3.1 min x 5.1 max 2.2 min)
With two double glazing windows to side, central heating radiator and fitted storage with wardrobes and drawers. Door leads through to ensuite.

Ensuite
With obscured window to rear, chrome radiator and tiling to floor and half walls. There is a pedestal sink, w.c. and shower cubicle.

Bedroom Two 11'1" x 9'6" (3.4 x 2.9)
With dual aspect double glazing windows to front and side, central heating radiator and fitted wardrobes for storage.

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Bedroom Three 10'5" x 8'6" (3.2 x 2.6)
With double glazing window to rear and central heating radiator.

Bedroom Four 10'5" x 8'2" (3.2 x 2.5)
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 floor and half walls. There is a pedestal sink, w.c. and fitted bath with shower over.

Garage 8'6" x 17'4" (2.6 x 5.3)
With up and over garage door, lighting overhead and electric points.

Garden
With paved patio area and pergola seating space, lawn and mature planter beds. The borders are established with fence panels, there is a door through into the garage and gate to side for access to the driveway.

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.

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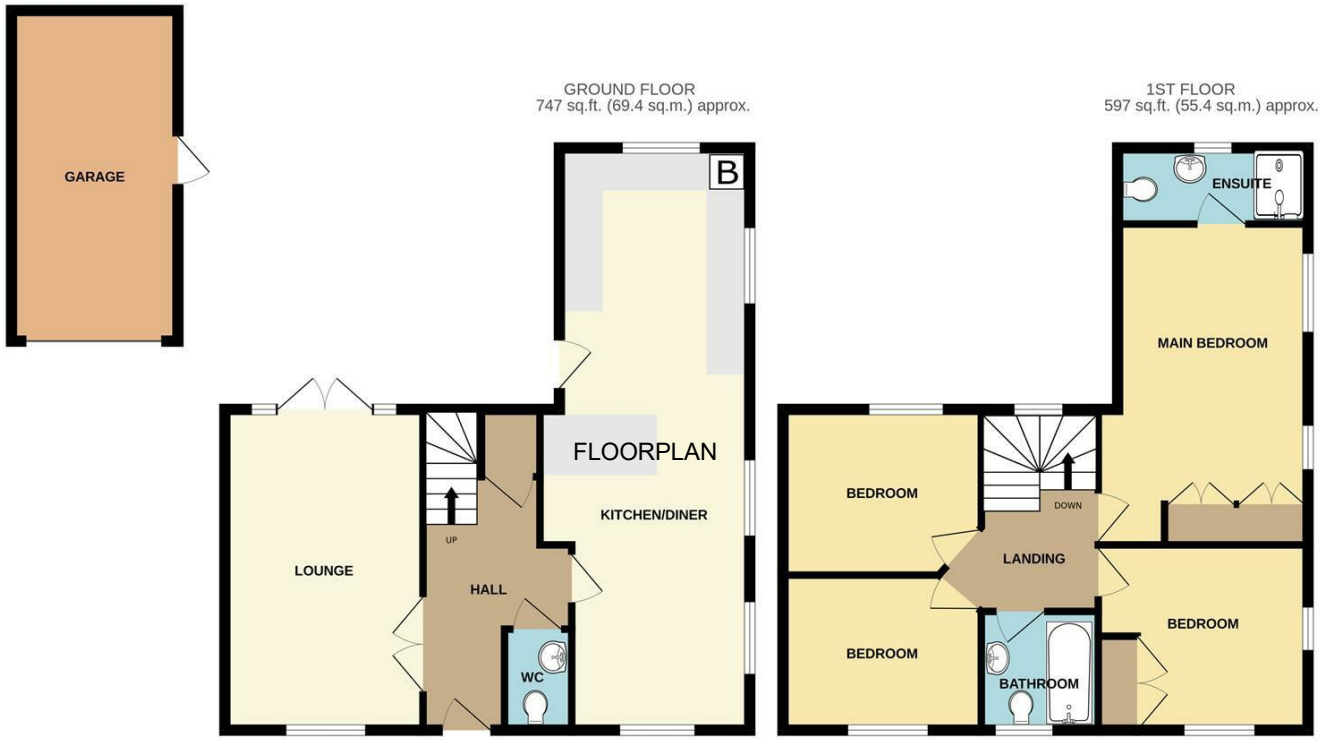
Referral Fees

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.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.

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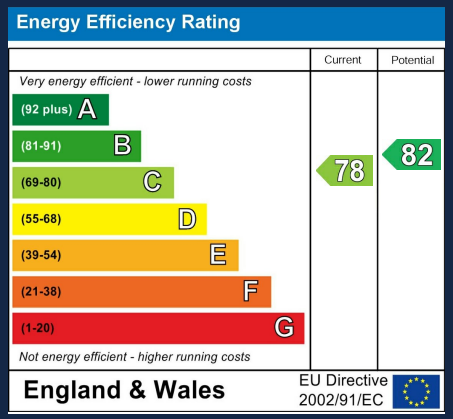
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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