



Grove.

FIND YOUR HOME

12 Dyas Close, Hagley, DY9 0WH

Guide Price £360,000

12 Dyas Close

Welcome to Dyas Close, a lovely two bedroom detached home located on a quiet cul de sac on the ever popular Cala Estate! Within walking distance of local amenities such as a GP surgery, dentist, various shops and eateries and schooling at both primary and secondary level, this home is suitable for all ages and needs.

Comprising a welcoming reception hallway, downstairs w.c., fantastic kitchen with white slow close wall and base units, fitted appliances, granite work surfaces, fabulous lounge with French doors to rear garden, a main bedroom with ensuite, second bedroom and a family bathroom.

Externally, residents can benefit from a well presented garden offering space to host friends and family in the warmer months and there is off road parking for two vehicles.

Viewings are highly recommended and can be arranged through our Hagley office.





Approach

Via block paved driveway, fore lawn with pathway giving access to door leading to:

Entrance Hall

Ceramic tiled flooring, central heating radiator, stairs to first floor accommodation, door to:

Kitchen 7'2" x 10'9" (2.2 x 3.3)

Double glazed window to front elevation, range of high gloss white slow close wall and base units with polished grey granite work surfaces over, slimline dishwasher, five ring gas hob with electric oven beneath, filter hood, integrated fridge freezer, cupboard housing central heating boiler, slow close drawers with deep pan drawers, inset ceiling light points, ceramic tiled flooring, integrated washer dryer.

Living Room 13'5" max 10'2" min x 13'5" (4.1 max 3.1 min x 4.1)

Double glazed window and French doors giving access to rear garden, wall mounted t.v. point, two central heating radiators, under stairs storage cupboard with lighting.

W.C.

With obscured window to front, w.c., wash hand basin, central heating radiator.

First Floor Landing

Having airing cupboard, doors radiating to:

Bedroom One 10'9" max 8'2" min x 9'10" (3.3 max 2.5 min x 3.0)

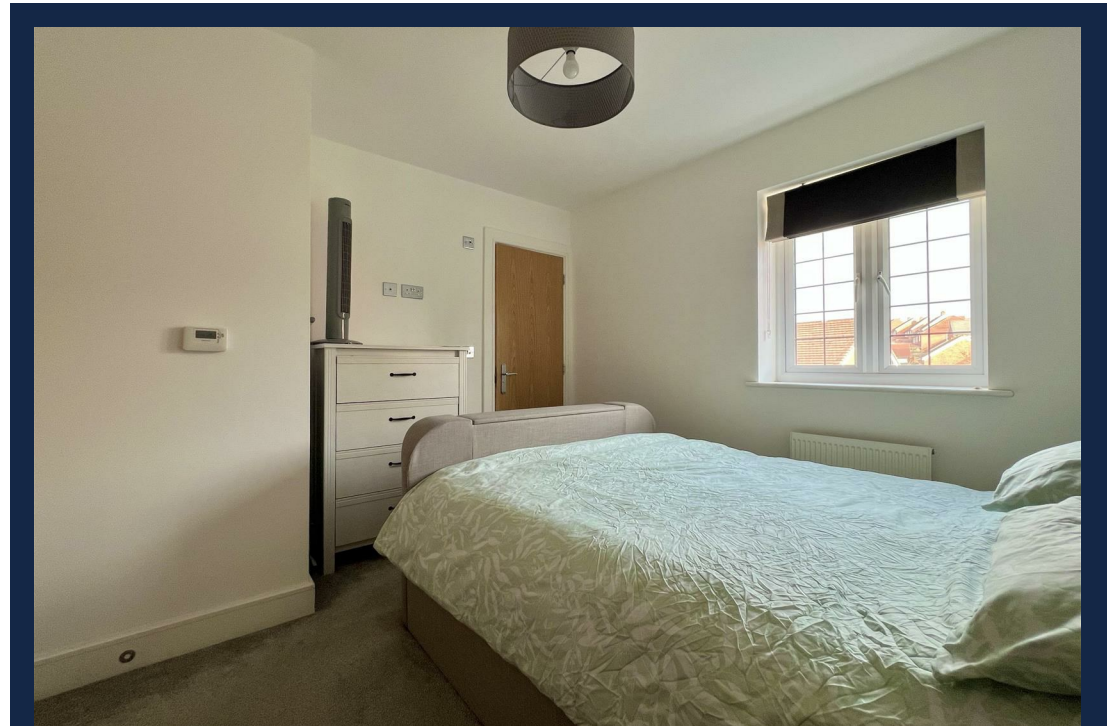
Double glazed bay window to front, central heating radiator, fitted wardrobes, door to:

Ensuite

Having obscured window to front, w.c., pedestal wash hand basin, shower cubicle with drench shower head, complementary tiling to walls, heated towel rail, inset ceiling light point.

Bedroom Two 8'10" x 9'10" (2.7 x 3.0)

Double glazed window to rear, double doors to wardrobes, central heating radiator.



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Bathroom

Double glazed obscured window to rear, pedestal wash hand basin, bath with shower attachment, tiling to splashback areas, central heating radiator, inset ceiling light point, complementary tiling to floor.

Garden

Having patio area with lawned area beyond.

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. We are advised there is an annual service charge of £300 per annum. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is D.

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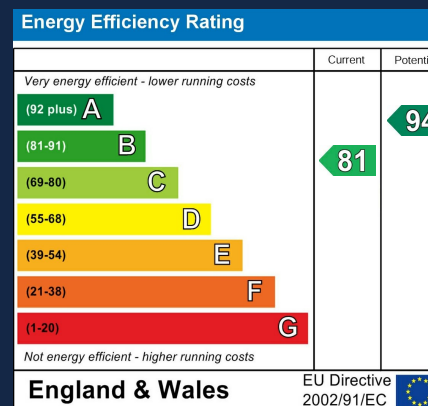
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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Hagley
129 Worcester Road
Hagley
DY9 0NN

T: 01562 270 270

E: hagley@grovepropertiesgroup.co.uk

W: www.grovepropertiesgroup.co.uk