



# Grove.

FIND YOUR HOME

83 Springfield Avenue, Stourbridge DY9 8XU

Offers In Excess Of £325,000

# 83 Springfield Avenue

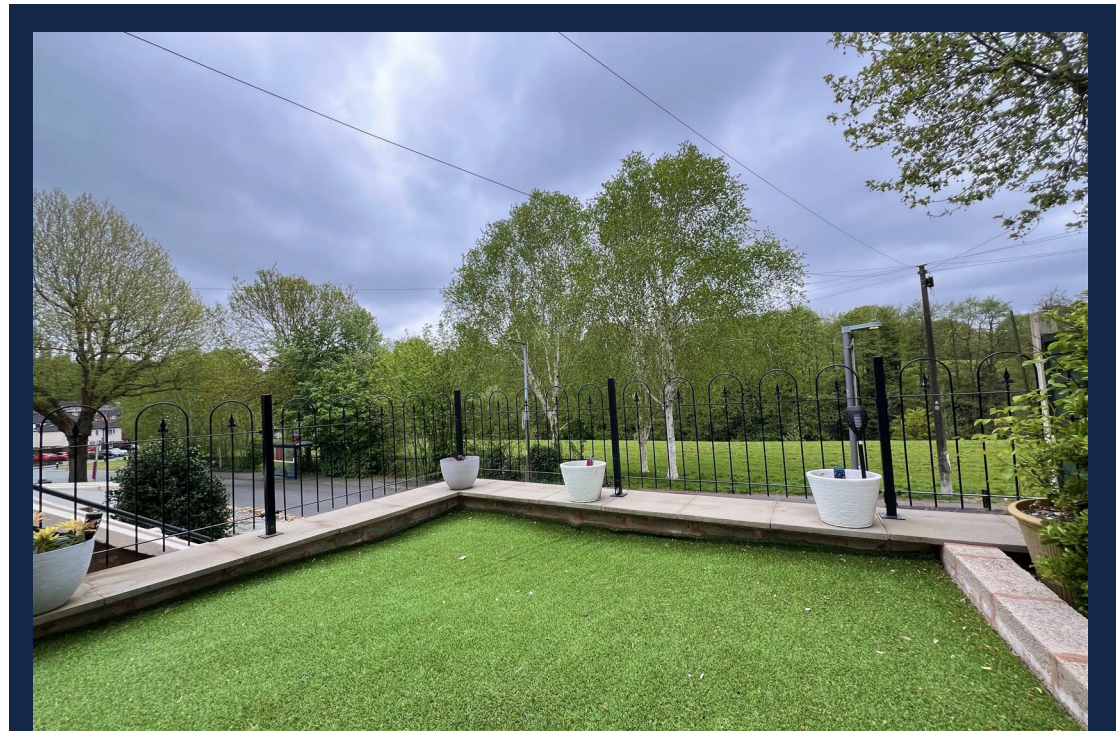
Welcome to Springfield Avenue, home to this lovely three bedroom detached dormer bungalow and located opposite Stevens Park, this property offers an elevated position with lovely views! Springfield Avenue is just a short distance away from Stourbridge Junction train station, making commuting to Birmingham, Worcester and beyond a simple experience, along with being within catchment for many reputable schools at both primary and secondary level to accommodate children of varying ages.

The property briefly comprises a large living dining room, separate snug, kitchen with utility space, a ground floor bathroom and main bedroom, along with two further bedrooms on the first floor.

Externally there is a tiered garden with separate areas to enjoy; the first tier with a lawned space and small pond, the second with patio area and gardeners shed and the third tier with further seating space and two outbuildings, one of which is currently used as a gym. To the front of the property, accessed via pathway to the side is an Astroturf raised level deck offering ample opportunity to enjoy the views of the park.

There is off road parking for two vehicles and a garage space.

To arrange a viewing, please contact our Hagley office. Viewings are by appointment only.







#### Approach

Approached via driveway with steps up to the front patio and door through into the porch.

#### Porch

With door through into the entrance hall

#### Entrance Hall

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

Living Dining Room 24'11" max 11'9" min x 13'5" max 10'2" min (7.6 max 3.6 min x 4.1 max 3.1 min)

With dual aspect double glazed windows to front and side, two central heating radiators and feature fireplace with electric fire insert.

Kitchen 12'5" x 7'6" (3.8 x 2.3)

With dual aspect double glazed windows to side and rear 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 hob with extractor fan overhead. There is an integrated oven and grill, along with space and plumbing for white goods and opening leads through to the utility.

#### Utility

With doors out to the garden, central heating radiator and space and plumbing for white goods.

Snug 7'2" x 9'10" (2.2 x 3.0)

With double glazed window to front and central heating radiator.

Bedroom One 16'0" x 11'9" (4.9 x 3.6)

With double glazed window to rear, central heating radiator and fitted wardrobes for storage.

#### Bathroom

With obscured double glazed window to rear, central heating radiator and tiling to walls. There is a w.c., hand wash basin and walk in shower, along with airing cupboard.



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#### First Floor Landing

With access to storage in the eaves and doors leading to:

#### Bedroom Two 11'9" x 9'10" (3.6 x 3.0)

With double glazed window to side, central heating radiator and hand wash basin.

#### Bedroom Three 11'5" x 10'2" (3.5 x 3.1)

With double glazed window to side, central heating radiator and hand wash basin.

#### Garden

A tiered garden with paved patio, steps up to a lawn with covered pond, further patio area and various sheds for useful storage. To the front of the property is a further outdoor space with Astroturf lawn and views out onto the park, accessed via pathway and gate at the side of the property.

#### Garage

With garage door, lighting overhead and electric points.

#### 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 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.

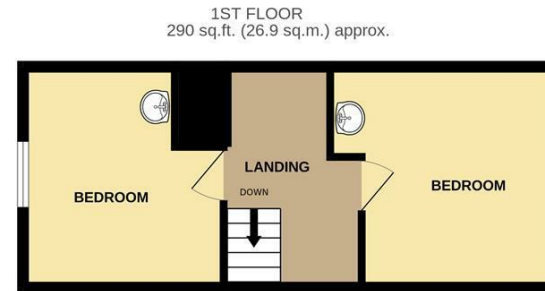
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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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TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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