



7 Chapel Street,
Hagley, DY9 0NL
Guide Price £475,000

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7 Chapel Street

Welcome to Chapel Street, a beautifully presented four-bedroom semi-detached home located in the heart of Hagley Village.

Chapel Street is just a stone's throw away from Hagley High Street, meaning all the village amenities are within walking distance and include various shops and eateries, GP surgery and pharmacy. Hagley village also offers great schooling at primary and secondary level, as well as plenty of nursery and preschool options.

The property comprises a two welcoming reception rooms, a large kitchen dining room with French doors out to the landscaped garden, utility with w.c. and access to the cellar.

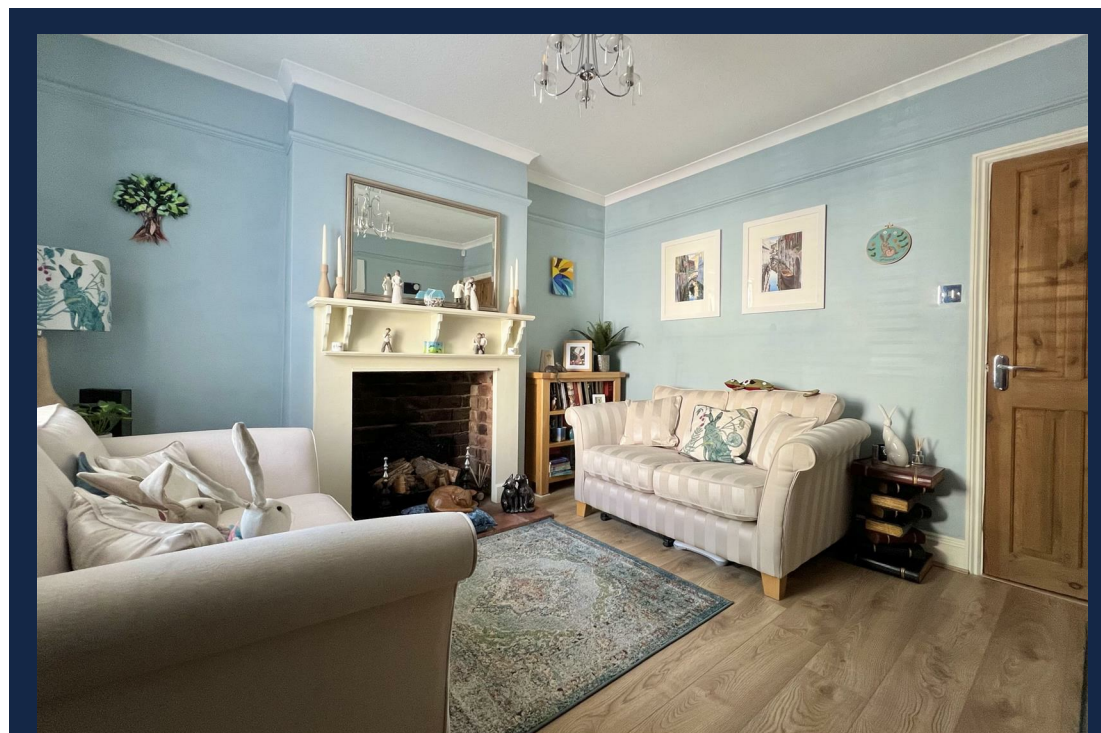
The first-floor accommodation is split in two with access to the main bedroom and ensuite via stairs from the dining area with dual aspect views to the front and rear. The second and third bedroom along with the family bathroom is accessed via stairs just off the second reception room.

On the second floor, the spacious fourth bedroom could alternatively be used as a study, hobby room or den for children.

To the rear, the immaculately maintained south facing garden is an idyllic space to spend warm summer evenings with various options for seating areas and many mature planter beds to enjoy.

The driveway offers space for one vehicle as well as the garage, ensuring off road parking at all times.

To arrange a viewing of this charming home, please contact our Hagley branch.







Approach

Approached via driveway with space one vehicle, outdoor tap and electric point.

Porch

With double glazed sash window to side, central heating radiator and traditional tiling to floor. Door leads through into:

Living Room 11'5" max x 11'9" max (3.5 max x 3.6 max)

With double glazed sash window to front, central heating radiator, wood flooring and lovely feature fireplace with an open fire and brick hearth. Door leads through to:

Lounge 11'1" x 11'5" (3.4 x 3.5)

With door to side for access, central heating radiator and feature fireplace with space for an electric log burner. Stairs lead to the first floor landing and opening leads through to the kitchen.

Kitchen 11'1" x 11'1" (3.4 x 3.4)

With two Velux windows overhead and porcelain tiling to floor. There is a variety of fitted wall and base units with worksurface over and breakfast bar, one and a half bowl sink with drainage and five ring hob with extractor fan overhead. Integrated appliances include a dishwasher, fridge freezer, oven, grill and microwave.

Dining Area 11'9" x 9'10" (3.6 x 3.0)

With double glazed doors to rear, central heating radiator and tiling to floor. Doors lead to:

Utility 6'10" x 5'10" (2.1 x 1.8)

With central heating radiator, wood flooring, fitted base units with work surface over and a stainless steel sink. There is also space and plumbing for white goods and door leads to:

W.C.

With obscured window to rear, central heating radiator, w.c. and fitted vanity units with tiled splashback.

Bedroom One 8'2" x 16'0" (2.5 x 4.9)

With double glazed window to front, central heating radiator and door through to:



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Ensuite

With obscured window to rear, chrome heated towel radiator and tiling to walls. There is a w.c., fitted vanity sink and a jacuzzi bath with shower overhead.

First Floor Landing

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

Bedroom Two 11'1" x 11'9" (3.4 x 3.6)

With double glazed sash window to front, central heating radiator, feature fireplace and storage cupboard.

Bedroom Four 7'10" max x 8'2" (2.4 max x 2.5)

With double glazed window to rear and central heating radiator.

Bathroom

With obscured double glazed window to side, chrome heated towel radiator and tiling to floor and walls. There is a w.c., fitted vanity sink, shower cubicle and jacuzzi bath, as well as an airing cupboard with storage and part electric underfloor heating.

Loft Room/ Bedroom Three 16'0" x 11'5" (4.9 x 3.5)

With two Velux windows to front and two to rear, obscured double glazed arched window to side and two central heating radiators. This space is currently used as an office/ music room and has storage in the eaves.

Cellar 12'1" x 11'5" (3.7 x 3.5)

With central heating radiator, lighting overhead and ample storage space.

Garage 8'6" x 20'0" (2.6 x 6.1)

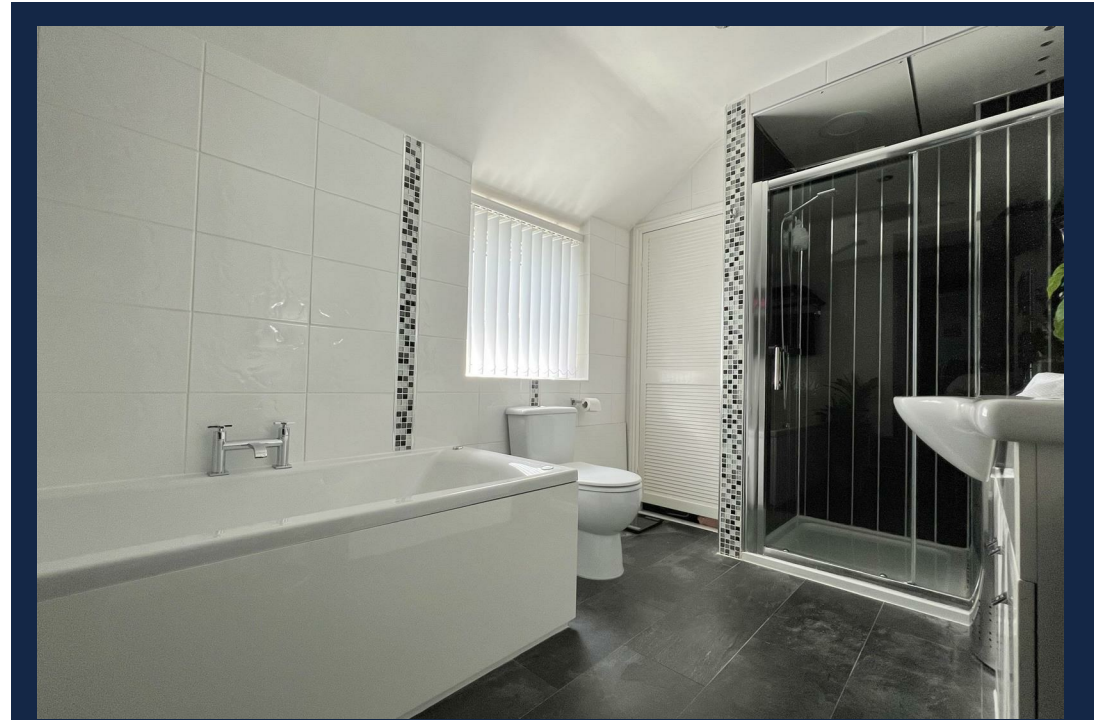
With electric roller shutter garage door, lighting and electric points throughout.

Garden

With a large paved patio area, steps down to the lawn with stepping stones down to a further patio seating area, mature well stocked planter beds and greenhouse with vegetable patch. There is also a shed for storage, various apple and pear trees, and the borders are established 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.



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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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FLOORPLAN

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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

