

Grove.

FIND YOUR HOME



57 Victoria Road
Brierley Hill,
West Midlands
DY5 1DD

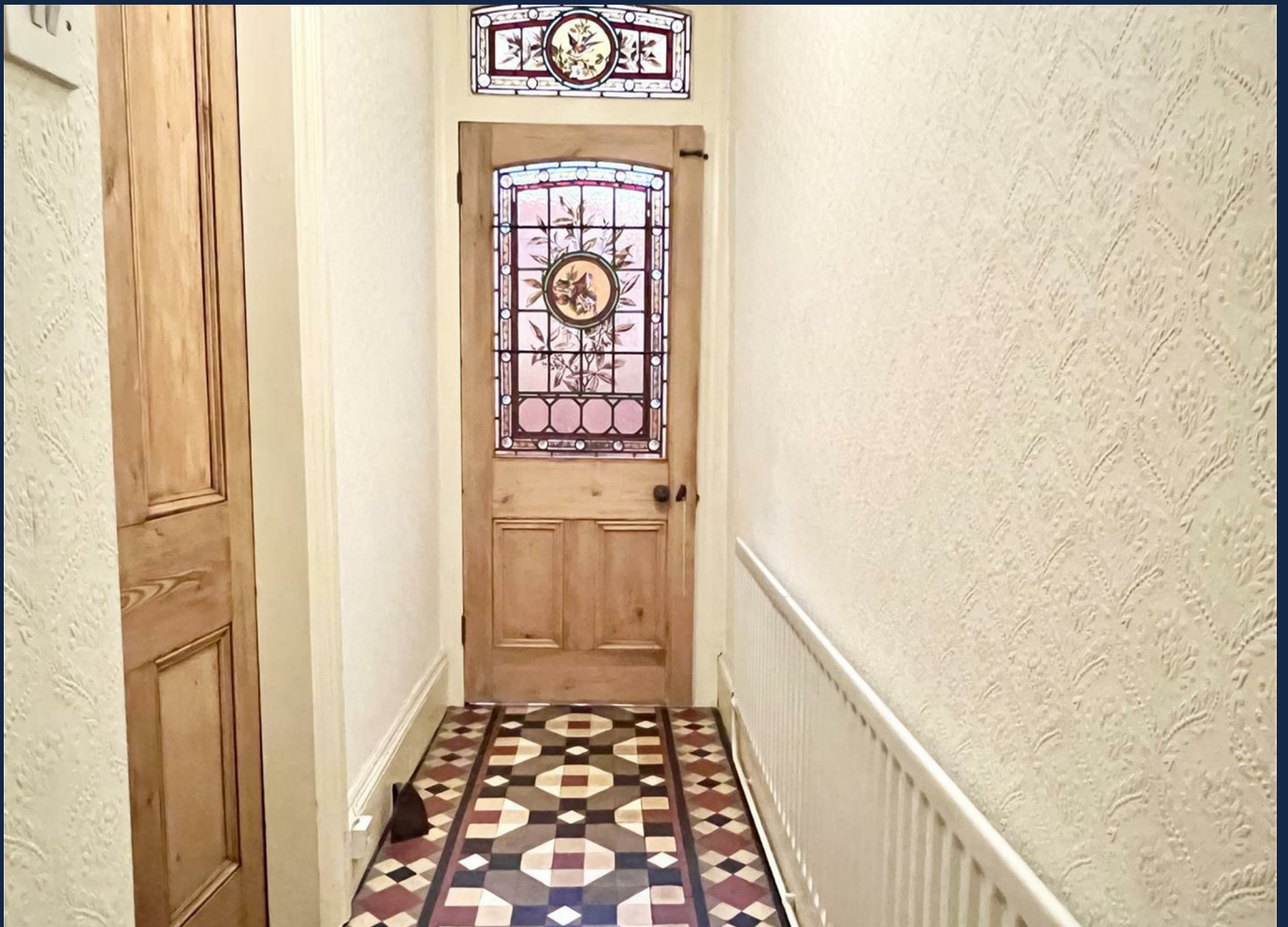
Offers In Excess Of £170,000

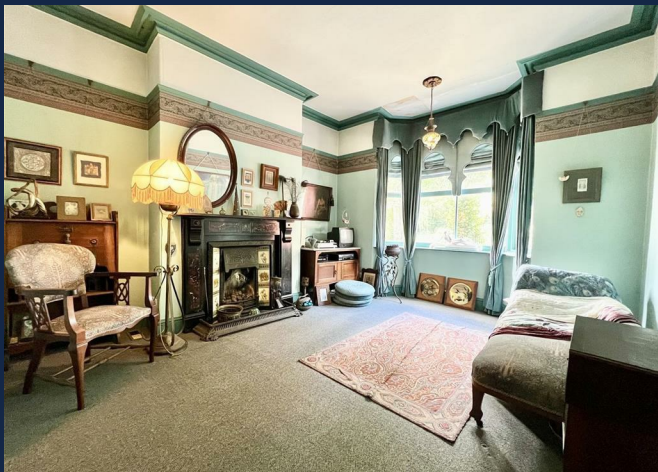


A truly charming and characterful terrace period property. Ideally located for access to good transport links, near to an abundance of local shops and amenities, and close to popular local schools.

The layout in brief comprises entrance porch, hallway, a front facing reception room with feature bay window and original fireplace, a second rear facing reception room, a well proportioned breakfast kitchen with access down to cellar. Also located on the ground floor is the house bathroom. Heading upstairs is a pleasant gallery style landing, a good sized main double bedroom located to front, two further good sized double bedrooms, and a fourth bedroom.

Externally the property offers on street parking. At the rear is a mature garden with side alley access, numerous paved seating areas with original brick wall to side. AF 7/10/24 V1 EPC=E







Approach

Via tiled pathway, gravelled area to side, dwarf brick wall, shared tunnel entry to side.

Entrance

Solid wood front door to hallway with stained glass inserts, coving to ceiling, ceiling light point, electric meter, minton tile flooring, dado rail, second door with stained glass inserts leading into:

Hallway

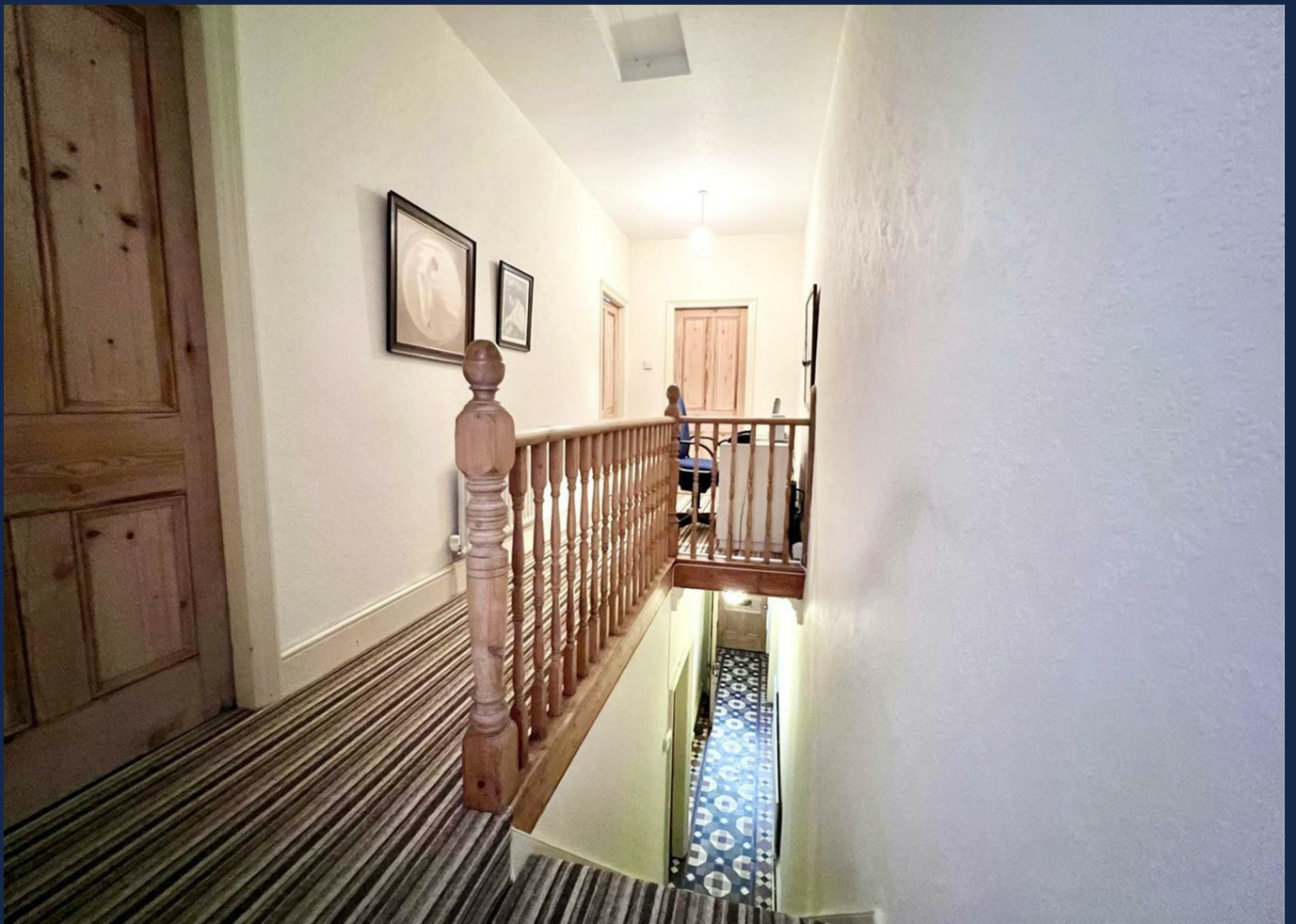
Ceiling light point, decorative coving, central heating radiator, minton tiled floor, access to reception rooms, stairs to first floor accommodation.

Front reception room 11'10" x 12'10" min 14'5" max (3.6 x 3.9 min 4.4 max)

Timber framed glazed bay window to front, ceiling light point, decorative coving, central heating radiator, feature fireplace, picture rail.

Rear reception room 12'6" x 13'1" (3.8 x 4.0)

Double glazed window to rear, ceiling light point, picture rail, fireplace and tiled hearth, shelving to either side of fireplace.











Kitchen 9'2" x 11'10" (2.8 x 3.6)

Double glazed obscured window to side, ceiling light points, decorative picture rail, range of wall and base units, four ring gas burner, stainless steel sink and drainer, space for fridge freezer, electric oven, space for washer, door to cellar, wood effect laminate flooring.

Cellar

With lighting and ample storage space.

Inner hallway

Double glazed obscured door to rear garden, ceiling light point, wood effect laminate flooring, dado rail.

Ground floor bathroom

Double glazed obscured window to rear, ceiling light point, large storage cupboard, bath, low level w.c., wash hand basin, central heating towel radiator with rail, dado rail, wood effect laminate flooring, cupboard housing central heating boiler and storage shelf.

First floor gallery landing

Space for office, ceiling light point, loft access hatch, central heating radiator.

Bedroom one 12'10" x 12'10" (3.9 x 3.9)

Two double glazed windows to front, ceiling light point, picture rail, feature fireplace with tiled hearth, central heating radiator.

Bedroom two 9'6" x 13'1" (2.9 x 4.0)

Double glazed window to rear offering far reaching views, ceiling light point, fireplace with tiled hearth.

Bedroom three 9'2" x 9'6" (2.8 x 2.9)

Double glazed window to side, ceiling light point, picture rail, dado rail, central heating radiator.

Bedroom four 5'11" x 9'2" (1.8 x 2.8)

Double glazed window to front, ceiling light point, dado rail.

Rear garden

Side access to gate, paved seating area with further block paved seating areas, mature borders, brick wall to rear garden.

Tenure

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 Banding

Tax Band is B

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.

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.

