



Grove.

FIND YOUR HOME

86 Redlake Drive, Pedmore DY9 0RX

Asking Price £750,000

86 REDLAKE DRIVE

Welcome to 86 Redlake Road, an excellent four bedroom detached family home in immaculate condition with far reaching views of the local countryside. This property is in easy reach of both Hagley Village and Stourbridge town, providing access to the local amenities, transport links via bus and train along with schooling at both primary and secondary level. The quick routes to the local motorway network make commuting to Birmingham, Worcester and beyond as stress free as possible!

The property comprises a welcoming entry hall, large living room with bay window, spacious kitchen diner with ample room for both dining and living furniture making this space the heart of the home and downstairs w.c.. Upstairs you will find the four double bedrooms, the main with en-suite and a further family bathroom. The garden makes for a perfect space to entertain and enjoy the warmer months and there is plenty of off road parking with the large driveway and garage. EJ 16/1/25 V1







Approach

Approached via stone chipped driveway with lawn to front and side, step up to porch area and gate to side for access to garden.

Entry Hall

With obscured double glazing windows to front, central heating radiator and wood effect flooring. Stairs to first floor landing and doors radiating to:

Living Room 11'5" max 6'2" min x 16'0" max (into bay window) 1 (3.5 max 1.9 min x 4.9 max (into bay window) 4.3 mi)

With triple glazing bay window to front, central heating radiator and beautiful feature stone fireplace with electric fire insert.

Kitchen Diner 15'1" max 8'6" max 35'1" max 9'2" min (4.6 max 2.6 max 10.7 max 2.8 min)

With three triple glazing windows to rear and French doors out to patio, two central heating radiators and wood effect flooring. Various fitted wall and base units with work surface over and matching island with storage, one and a half bowl stainless steel sink with drainage and four ring Bosch gas hob with extractor fan over. Various integrated appliances such as fridge freezer, dishwasher, Lamona microwave and Bosch oven. There is ample space for dining furniture and living room furniture. Door leading through to utility.

Utility 5'2" x 6'10" (1.6 x 2.1)

With obscured double glazing window and door to side, central heating radiator and wood flooring. Fitted base units with worksurface over and stainless steel sink with drainage, space and plumbing for white goods.

W.C.

With obscured triple glazing window to side, chrome heated towel rail, wood flooring, w.c. and wash basin with storage.

First Floor Landing

Gallery style landing with triple glazing window to front, central heating radiator, storage cupboard and doors to bedrooms and bathroom.

Bedroom One 12'1" x 15'1" (3.7 x 4.6)

With triple glazing window to rear, central heating radiator and door through to en-suite.

En-suite

With obscured triple glazing window to rear, chrome heated towel radiator, wood flooring and tiling to half walls. Low level w.c., fitted vanity wash basin, free standing bath with hand held shower and large glass shower cubicle with hand held shower and drench head.

Bedroom Two 14'1" x 10'2" (4.3 x 3.1)

With triple glazing window to rear, central heating radiator and wood flooring.









Bedroom Three 11'5" x 14'1" (3.5 x 4.3)

With triple glazing window to front and central heating radiator.

Bedroom Four 15'1" max 5'6" min x 13'9" max 9'6" min (4.6 max 1.7 min x 4.2 max 2.9 min)

With triple glazing window to front, central heating radiator and two storage cupboards.

Family Bathroom

With obscured triple glazing window to side, heated towel radiator and tiling to floor and walls. Fitted vanity wash basin, low level w.c. and P shaped bath with hand held shower and drench head over.

Garden

With paved patio area providing space for seating, good sized lawn and established borders with fence panels. Paved path to side leads to gate for access to front of property.

Garage 17'0" x 15'5" max (5.2 x 4.7 max)

With up and over garage door and door to side for access. Lighting overhead, fuse box and housing boiler.

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

The council tax band is F.

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 Fee's

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.



FLOORPLAN PENDING

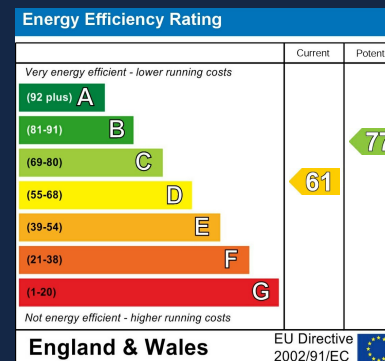
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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