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22 Robins Close, Stourbridge DY8 2DG
Guide Price £370,000

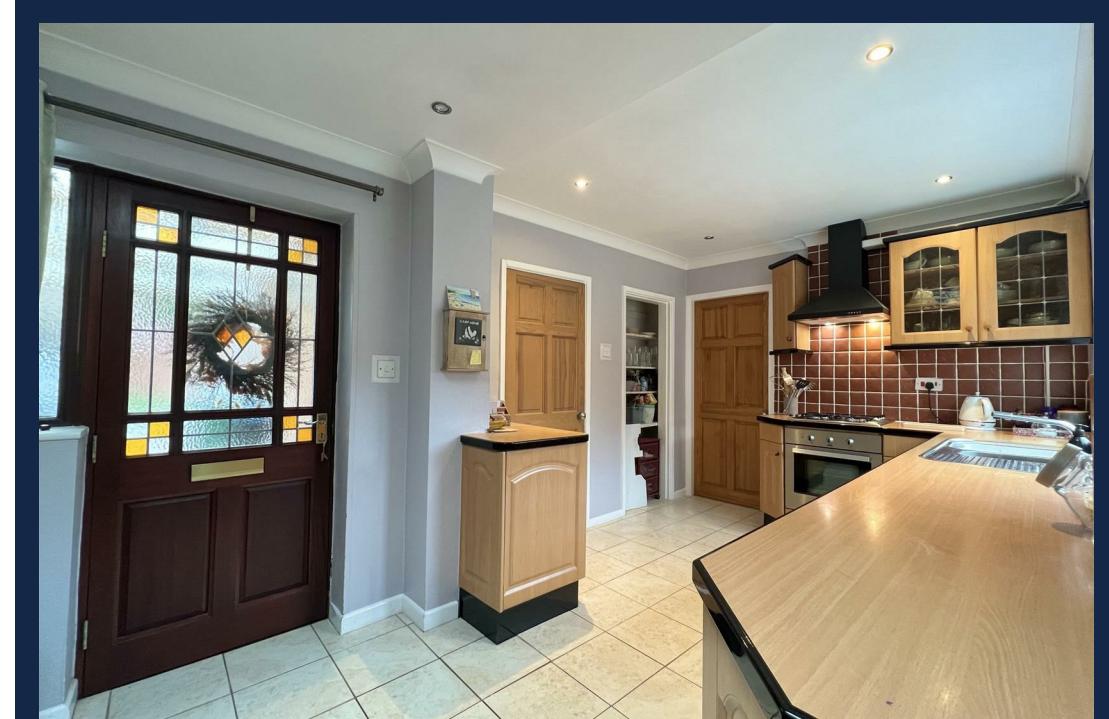
22 Robins Close

Welcome to Robins Close, a quiet cul de sac that is home to this delightful three bedroom semi-detached property. Robins Close is located in the ever popular town of Oldswinford and is perfect for those looking to be close to the local amenities on offer and within walking distance of excellent local schooling and the prestigious Mary Stevens Park.

The property comprises a large kitchen with dining space, utility and w.c., a separate dining room and living room to the front. Upstairs you will find the three bedrooms and house shower room.

Externally, the garden consists of a paved patio area, lawn and large shed for storage. The borders are established with fence panels and brickwork and there are various mature shrubs.

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





Approach

Approached via large block paved driveway with space for up to three vehicles, covered porch area and planter bed to the side.

Kitchen 12'1" max 6'10" min x 16'0" max 4'11" min (3.7 max 2.1 min x 4.9 max 1.5 min)
With dual aspect double glazing windows to side and rear, tiled flooring and fitted wall and base units with worksurface over. There is a one and a half bowl stainless steel sink with drainage, cooker with hob and extractor fan overhead and space and plumbing for white goods. For further storage, there is a pantry cupboard with shelving and this space is open plan into the utility.

Utility

With obscured window and door to side, further double glazing window to rear and electric heater. There are fitted wall and base units with worksurface over, space and plumbing for white goods and door through into the w.c.

W.C.

With obscured window to side, electric heater, vanity sink and w.c.

Hallway

With double glazing window to side, door through into the living room and stairs to the first floor landing.

Living Room 17'0" max x 11'5" max (5.2 max x 3.5 max)

With dual aspect double glazing windows to front and side, central heating radiator and feature fireplace with gas fire insert. Double doors lead through into the dining room.

Dining Room 7'10" max 13'9" max (2.4 max 4.2 max)

With sliding doors to the rear, central heating radiator and wood flooring. There is also an understairs storage cupboard.

First Floor Landing

With access to the loft via hatch, airing cupboard and doors leading to:

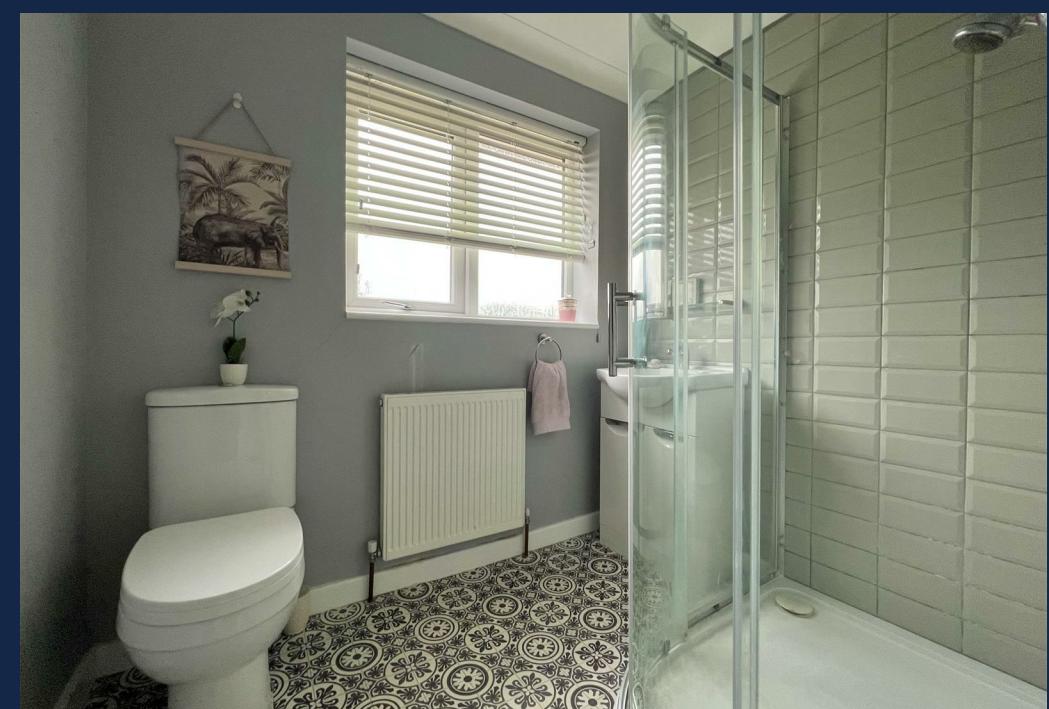
Bedroom One 10'2" max x 11'5" max (3.1 max x 3.5 max)

With dual aspect double glazing windows to front and side, central heating radiator and large store cupboard.



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Bedroom Two 9'10" x 10'5" (3.0 x 3.2)

With double glazing window to rear, central heating radiator and large store cupboard.

Bedroom Three 6'10" x 8'6" (2.1 x 2.6)

With double glazing window to front and central heating radiator.

Bathroom

With obscured window to the rear, central heating radiator and tiled splashback. There is a fitted vanity sink with storage, w.c. and large shower cubicle with hand held shower and drench head over.

Garden

With paved patio area, lawn and shed for storage.

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 C.

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



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

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