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16 Nash Gardens, Wollaston, DY8 4GA

Guide Price £315,000

# 16 Nash Gardens

Nestled on Nash Gardens in Wollaston, this delightful end-terrace house offers a perfect blend of comfort and convenience.

With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

Externally, the garden offers a great space to relax or to host friends and families during the warmer months.

For those with vehicles, the property includes parking for two vehicles, a valuable feature in this desirable location. Nash Gardens is known for its friendly community and proximity to local amenities including shops, schooling at primary and secondary level as well as Stourbridge train station, making it an excellent choice for anyone looking to settle in a vibrant area.

This end-terrace house is not just a place to live; it is a home where memories can be made. With its appealing features and convenient location, it presents a wonderful opportunity for prospective buyers.

To arrange a viewing, please contact our Hagley office.







### Approach

Approached via pathway with lawn to side and gate through to the rear.

### Entry Hall

With double glazing window to side, central heating radiator and tiling to floor. Stairs lead to the first floor landing and door leads through to the kitchen.

### Kitchen Diner 18'0" x 9'6" (5.5 x 2.9)

With double glazing window to front, central heating radiator and tiling to floor. There are various fitted wall and base units with quartz worksurface over, Belfast sink with drainage and Rangemaster with extractor fan overhead, along with an integrated dishwasher, fridge freezer and space and plumbing for white goods. Doors give access to the w.c. and living room.

### Living Room 12'5" x 12'9" (3.8 x 3.9)

With French doors to the rear, central heating radiator and media wall with shelving and cupboards for storage.

### W.C.

With obscured double glazing window to side, tiled flooring, w.c. and pedestal sink.

### First Floor Landing

With double glazing window to front, central heating radiator and stairs to the second floor. Doors lead to:

### Bedroom Two 9'2" x 12'9" (2.8 x 3.9)

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

### Bedroom Three 6'2" x 11'1" (1.9 x 3.4)

With double glazing window to front and central heating radiator.

### Bathroom

With central heating radiator, tiling to walls and wood effect tiles to floor. There is a pedestal sink, w.c. and fitted bath with hand held shower and drench head over.

### Second Floor Landing

With double glazing window to side and door to bedroom one.





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Bedroom One 12'5" x 12'9" (3.8 x 3.9)

With two skylights to rear, central heating radiator, dressing area and door to ensuite.

Dressing Area 5'10" x 5'6" (1.8 x 1.7)

With large storage cupboard and fitted sliding door wardrobes.

Ensuite

With obscured double glazing window to front, central heating radiator and tiling to floor and shower. There is a pedestal sink, w.c. and shower with hand held and drench head over.

Garden

With paved patio area, steps up to lawn with mature shrubs, shed for storage and gate to side for access.

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 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.

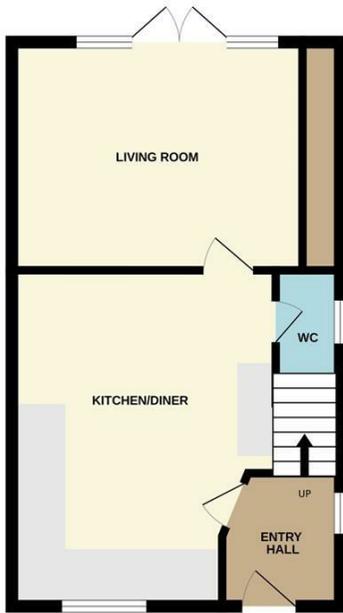
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee 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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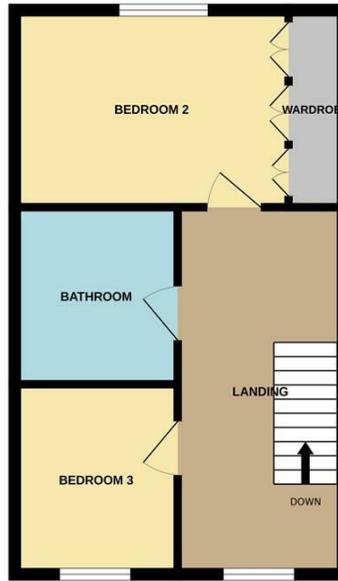
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



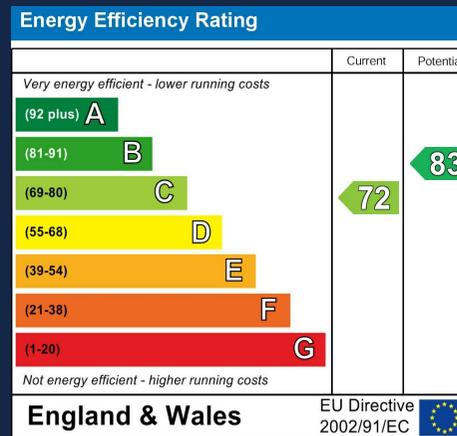
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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