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29 Wannerton Road, Blakedown, DY10 3NG
Guide Price £825,000

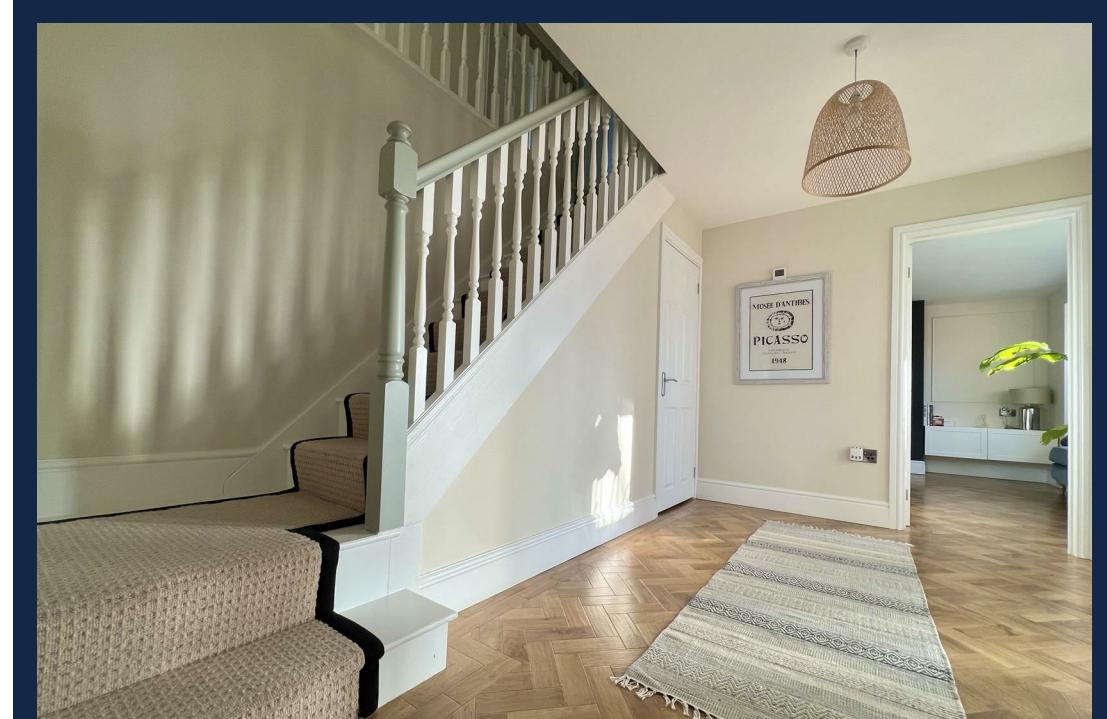
29 Wannerton Road

Welcome to this delightful four bedroom detached home on the highly sought after cul de sac of Wannerton Road in Blakedown. The village of Blakedown offers residents easy access to local amenities such as a village shop, hairdressers, various pubs and schooling at primary level. For commuters, Blakedown train station provides direct links to Worcester, Birmingham and beyond.

An ideal family home, the property comprises a welcoming entrance hall, stunning open plan kitchen diner with wraparound living space and bifolds out to the garden, a study area, utility and downstairs w.c. Upstairs there are four good sized bedrooms, the main with ensuite shower room and a further family bathroom.

Externally, the garden is an excellent space for hosting friends and family, for children to play or to relax and enjoy the warmer months.

To appreciate the immaculate condition and excellent space both internally and externally, please contact our Hagley branch for viewings.





Approach

Approached via tarmac driveway with lawn to front, gates to either side for access to the garden and pathway leading to the porch.

Porch

With tiled flooring and door through into the entrance hall.

Entry Hall

With Herringbone flooring and underfloor heating, stairs to the first floor landing with understairs storage and doors leading to:

W.C.

With obscured double glazing window into the porch, Herringbone flooring with underfloor heating and panelling to walls. There is a fitted sink and w.c.

Kitchen Living Space 33'9" max 10'2" min x 33'9" max 14'1" min (10.3 max 3.1 min x 10.3 max 4.3 min)

With double glazing bay window to front, two sets of bifold doors to the rear and two sky lanterns overhead. There is herringbone flooring throughout with underfloor heating and fitted wall and base units with quartz worksurface over and a matching island. With two bowl Belfast sink, three Bosch ovens, integrated fridge freezer, dishwasher, bin and Bosch hob with extractor fan over.

Study 7'6" x 8'6" (2.3 x 2.6)

With double glazing window to side and door to garden, herringbone flooring with underfloor heating and door through into the entrance hall and utility.

Utility 8'10" x 6'10" (2.7 x 2.1)

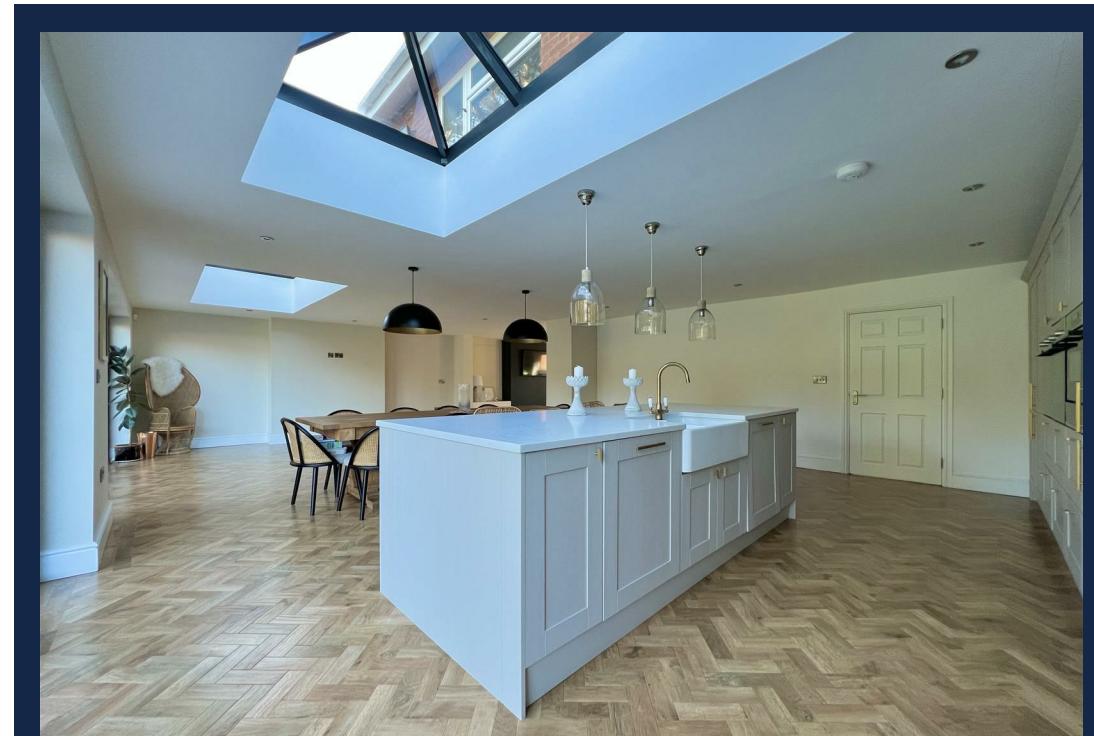
With double glazing window to the side, tiled flooring and fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods.

First Floor Landing

A gallery style landing with access to the loft via hatch, airing cupboard and doors leading to:

Bedroom One 13'5" x 12'9" (4.1 x 3.9)

With double glazing window to front, central heating radiator and dressing area with fitted wardrobes for storage. Door leads through into the ensuite.



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Ensuite

With obscured double glazing window to front and tiling to floor and splashbacks. There is a low level w.c., fitted sink and large shower cubicle with drench head over and two inbuilt shelves for storage.

Bedroom Two 11'5" x 11'1" (3.5 x 3.4)

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

Bedroom Three 8'10" max 6'10" min x 11'1" max 7'10" min (2.7 max 2.1 min x 3.4 max 2.4 min)

With double glazing window to rear and central heating radiator.

Bedroom Four 10'9" x 8'2" (3.3 x 2.5)

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

Bathroom

With obscured double glazing window to front and tiling to floor and half walls. There is a pedestal sink, w.c., freestanding bath with hand held shower and shower cubicle with hand held and drench head over.

Garage 16'4" x 17'4" (5.0 x 5.3)

With obscured double glazing window to side and door to garden, electric roller shutter garage door, lighting overhead and electric points throughout. Can be accessed internally via the utility.

Garden

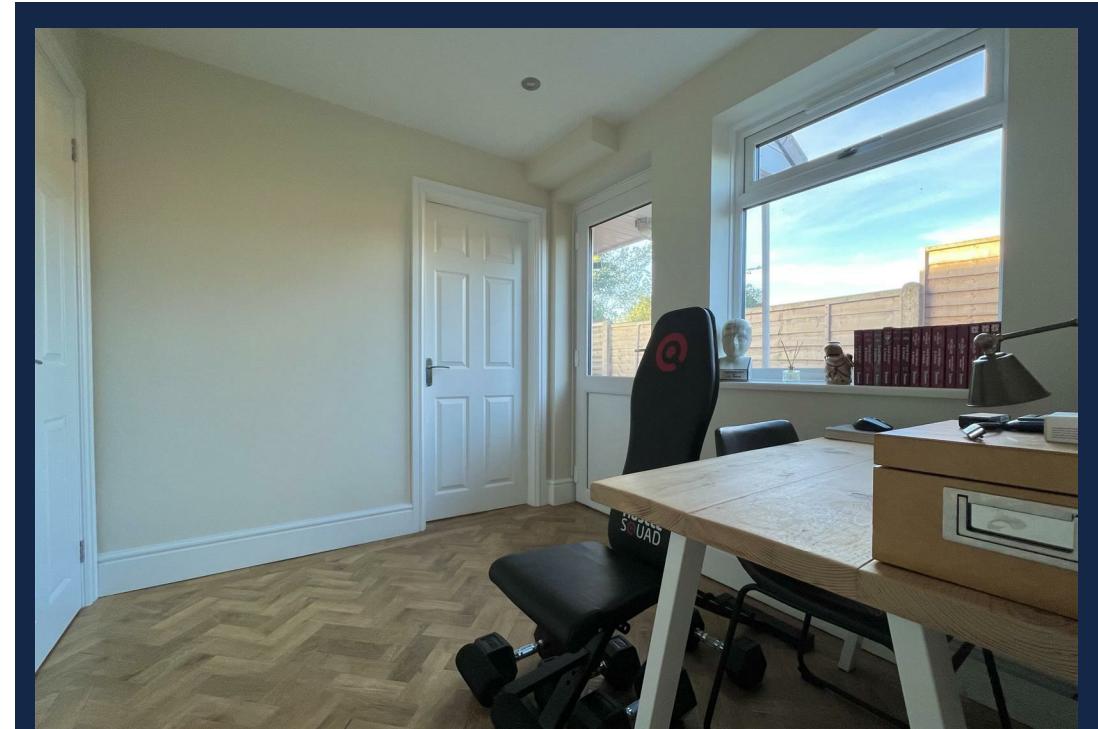
With large paved patio area, well maintained lawn and mature planter beds. There are established borders with fence panels and mature trees throughout.

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.

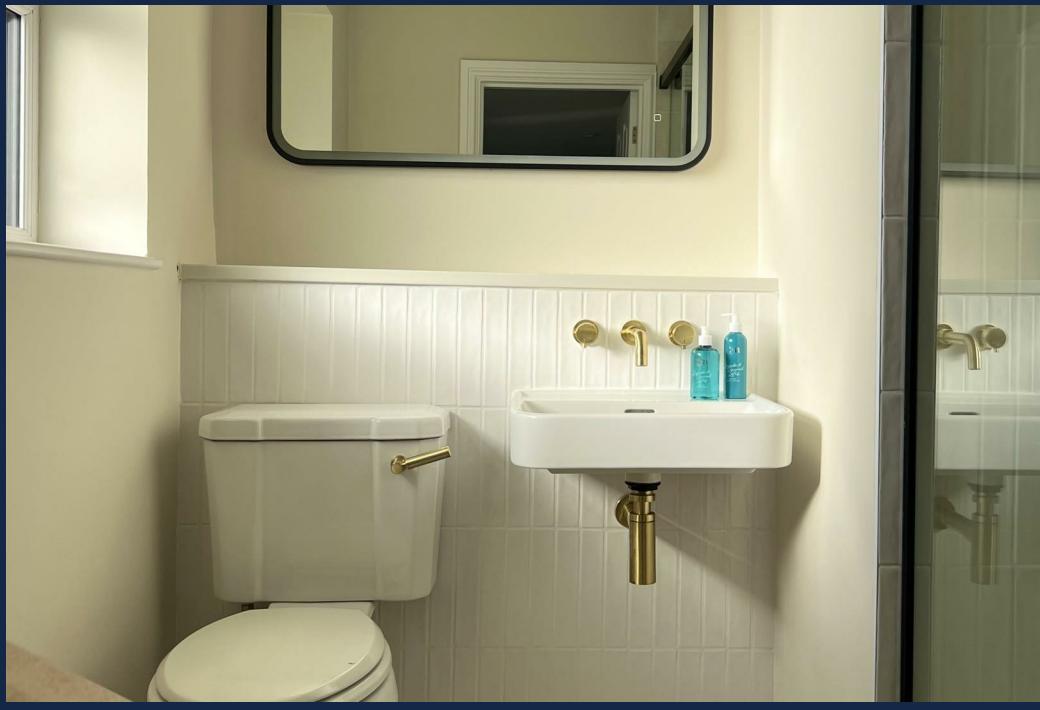
Council Tax

Tax band is F.



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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.

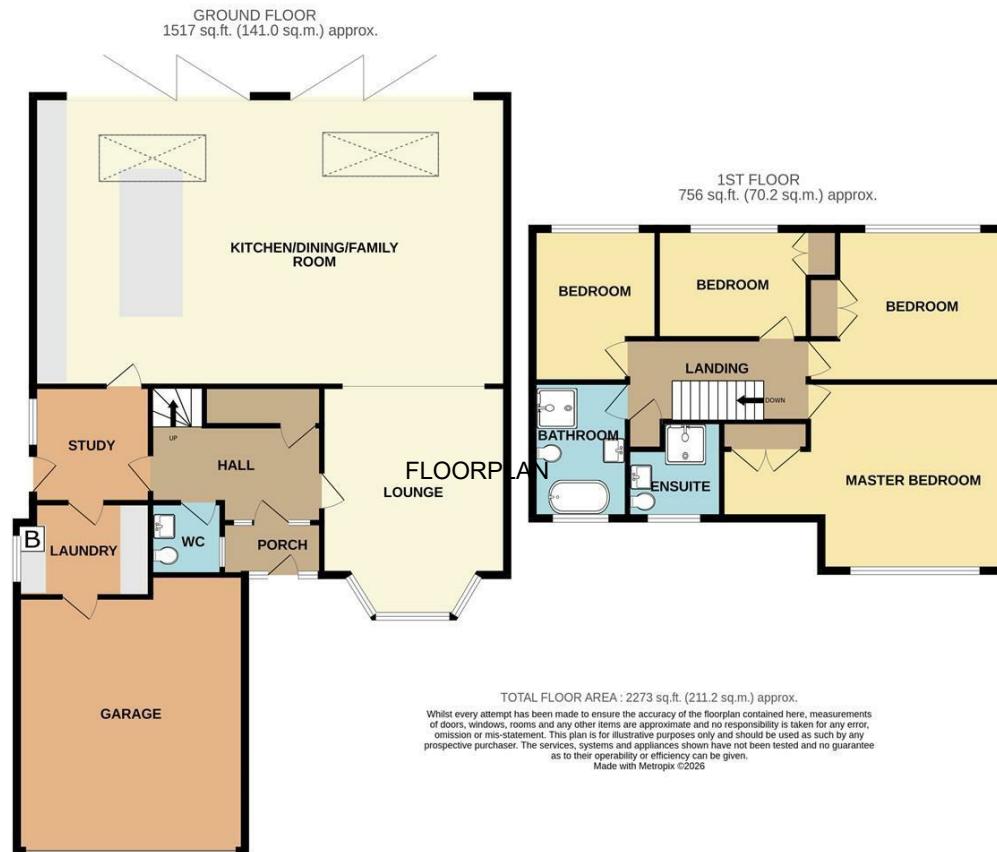


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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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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