



Grove.

FIND YOUR HOME

47 Summervale Road, Hagley, DY9 0LX

Guide Price £550,000

47 Summervale Road

An excellent family home, this four bedroom semi-detached property located on the ever popular Summervale Road, has been thoughtfully extended with modern family living in mind. Just a short walk away from the central Hagley Village, local amenities are right on your doorstep and include a GP surgery, dentist, opticians, pharmacy, various pubs and eateries, along with a variety of different shops. The village of Hagley also offers schooling at nursery, primary and secondary school level and the direct commuter links to Birmingham and Worcester via the train station make journeys to and from work hassle free.

Comprising a large family kitchen living space, further lounge for quiet evenings, utility room and w.c., the downstairs accommodation provides families with ample room to enjoy time together and to branch out when necessary.

Upstairs you will find the four good sized bedrooms, the main with ensuite shower room and the family bathroom.

The outdoor space, with a large patio area and lawns is excellent for hosting friends and family and is a safe space for children to play during the warmer months.

Viewings are highly recommended and are by appointment through our Hagley office.





Approach

Approached via driveway with path and lawn to front.

Porch

With double glazing windows to front and door through into the entry hall.

Entry Hall

With central heating radiator, wood flooring throughout and stairs to the first floor landing. Doors lead to:

Living Room 11'9" max 10'9" min x 12'9" max 2'11" min (3.6 max 3.3 min x 3.9 max 0.9 min)

With double glazing bay window to front and central heating radiator.

Kitchen Diner 19'0" max 8'2" min x 14'9" max 9'6" min (5.8 max 2.5 min x 4.5 max 2.9 min)

With double glazing window to rear, French doors out to the patio and further door to side. There are two central heating radiators, part wood part tiling to floor and fitted wall and base units with worksurface over and matching island. One and a half bowl sink with drainage, four ring hob with extractor fan overhead and integrated appliances include oven, grill, fridge freezer and dishwasher. This space is open plan through into the lounge and further door leads through into the utility.

Lounge 11'9" x 15'8" (3.6 x 4.8)

With bifold doors to the rear and central heating radiator.

Utility 4'7" x 4'3" (1.4 x 1.3)

With central heating radiator, tiling to floor and space and plumbing for white goods. Doors give access to the w.c. and garage store.

W.C.

With tiling to floor, heated towel radiator, w.c. and fitted vanity sink with storage.

First Floor Landing

A split level landing with access to loft via hatch and doors leading to:

Bedroom One 8'10" max 6'10" min x 17'0" max 3'11" min (2.7 max 2.1 min x 5.2 max 1.2 min)

With double glazing window to rear, central heating radiator and large store cupboard wardrobe. Further door leads through to the ensuite.





Ensuite

With obscured double glazing window to front, central heating radiator and tiling to floor. There is a fitted vanity sink with storage, w.c. and walk in shower cubicle with drench head over.

Bedroom Two 11'9" max 11'5" min x 12'9" max 4'11" min (3.6 max 3.5 min x 3.9 max 1.5 min)

With double glazing window to rear and central heating radiator.

Bedroom Three 12'1" max 11'5" min x 13'9" max 2'11" min (3.7 max 3.5 min x 4.2 max 0.9 min)

With double glazing bay window to front and central heating radiator.

Bedroom Four 8'6" x 9'6" (2.6 x 2.9)

With double glazing window to rear and central heating radiator.

Bathroom

With obscured double glazing window to front, heated towel radiator and tiling to floor and half walls. There is a low level w.c., fitted vanity sink with storage, corner shower with drench head and inbuilt shelf, along with separate fitted bath.

Garage Store 8'2" x 6'6" (2.5 x 2.0)

With electric roller shutter door, house boiler and internal door through into the utility.

Garden

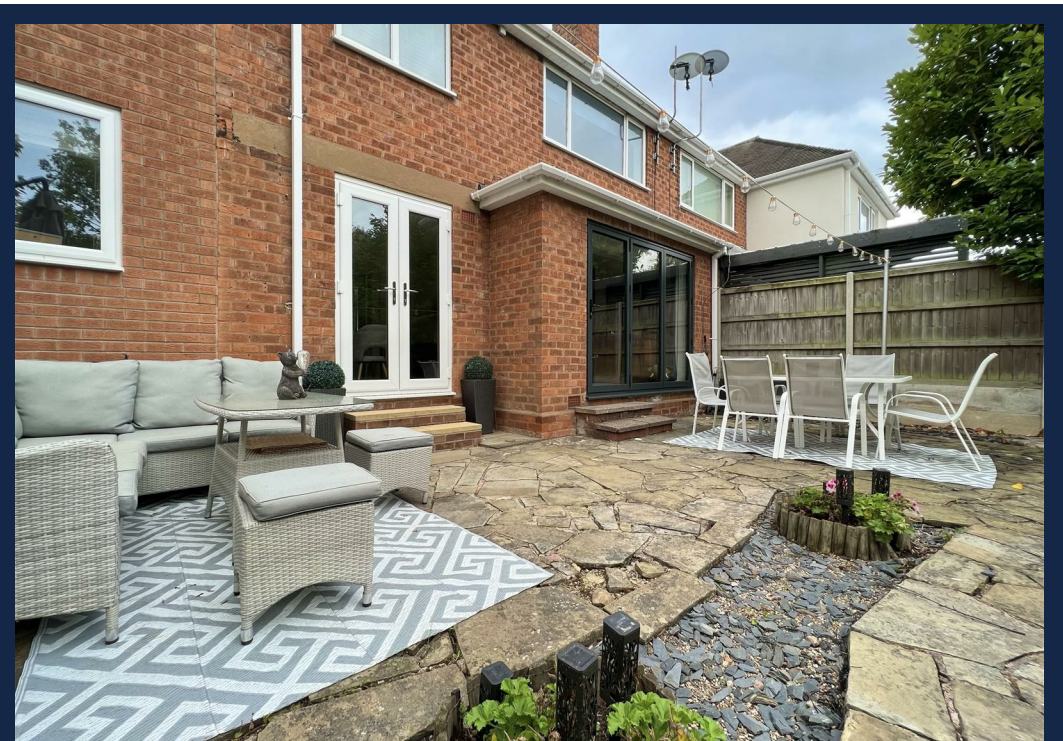
With paved patio area offering ample space for garden furniture, steps down leading to a split level lawn and gravel pathway to side with gate giving access to the front of the property. The borders are established with fence panels and there are various mature shrubs and trees for privacy.

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 D.





Money Laundering Regulations

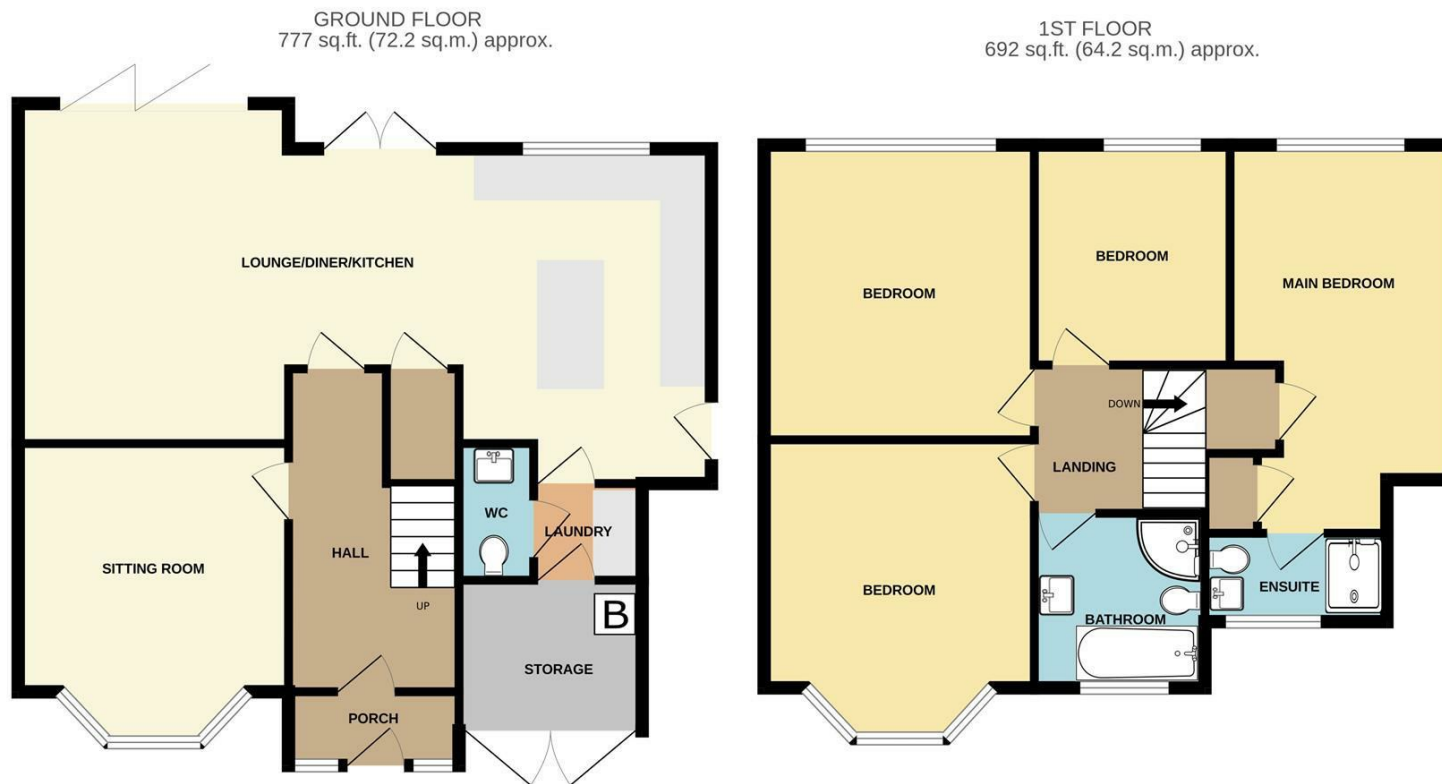
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide 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.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.

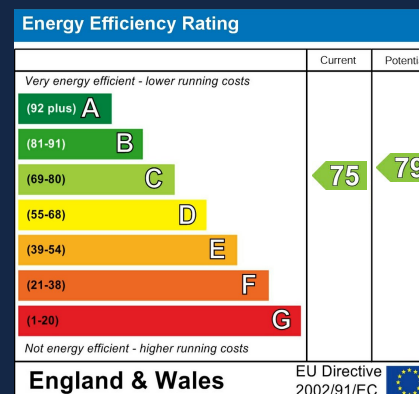
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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