



Grove.

FIND YOUR HOME

12 Pembroke Way, Stourport-on-Severn DY13 8RY

Asking Price £345,000

12 Pembroke Way

An excellent three bedroom detached home, with no upward chain, located on the ever popular road of Pembroke Way in Stourport, this end of chain property provides space and excellent potential for a forever family home. Stourport-on-Severn is known for its picturesque surroundings and vibrant community, making it an ideal location for those seeking a balance of tranquillity and accessibility. With great local amenities, schools, and recreational facilities nearby, this home is perfectly positioned for modern living.

The downstairs accommodation offers three reception rooms by way of a living room, dining room and conservatory, along with a good sized kitchen, downstairs w.c. and wet room. Upstairs there are two good sized double bedrooms along with a further third single bedroom and the house bathroom.

Externally the fully enclosed garden, with mature planter beds, established vegetable patch and greenhouse, lawn area and patio is an ideal space to enjoy the warmer months and offers great opportunity to host friends and family.

Benefitting from a driveway accessed via Pembroke Way and two further driveways accessed via St David's Close with garage, off road parking is never an issue.

Viewings are by appointment, please contact our Hagley office to arrange.





Approach

Positioned on a corner plot with lawn to the front and driveway to front and side, along with mature planter bed with shrubs and access to the garage via St David's Close.

Entry Hall

With skylight overhead, two central heating radiators and double glazed window into the living room. Stairs lead to the first floor landing and doors lead to:

Wet Room

With obscured dual aspect double glazed windows to front and side, central heating radiator and tiling to walls and floor. There is a pedestal sink and walk in shower.

W.C.

With obscured double glazed window to side, sink with tiled splashback and w.c.

Living Room 13'5" max 9'10" min x 16'8" max 9'2" min (4.1 max 3.0 min x 5.1 max 2.8 min)

With double glazed window to front, double glazed window into the conservatory and into the entrance hall, two central heating radiators and feature fireplace. There is also a door through into the dining room.

Kitchen 9'6" x 12'9" (2.9 x 3.9)

With double glazed window to side, door to rear and central heating radiator. There are various fitted wall and base units with worksurface over, sink with drainage and cooker with hob and extractor fan overhead. There is an integrated fridge freezer and space and plumbing for white goods, along with a pantry cupboard and access to the understairs storage cupboard. Door leads through into the dining room.

Dining Room 9'6" x 9'6" (2.9 x 2.9)

With sliding glass doors through into the conservatory, central heating radiator and door through into the living room.

Conservatory 10'5" x 18'4" (3.2 x 5.6)

With double glazed windows surrounding and French doors out to the garden, central heating radiator and two further storage heating radiators, tiled flooring and window through into the living room.







First Floor Landing

With obscured window to side, central heating radiator and two large storage cupboards, one of which is an airing cupboard. There is access to the loft via hatch and loft ladder and doors lead to:

Bedroom One 9'6" x 14'5" (2.9 x 4.4)

With double glazed window to side, central heating radiator and fitted wardrobes with sliding doors for storage.

Bedroom Two 13'5" x 10'9" (4.1 x 3.3)

With dual aspect double glazed windows to front and side and central heating radiator.

Bedroom Three 6'6" x 8'6" (2.0 x 2.6)

With double glazed window to side and central heating radiator.

Bathroom

With obscured double glazed window to side, central heating radiator and tiling to walls. There is a pedestal sink, w.c. and fitted bath with shower overhead.

Garage 8'6" x 20'8" (2.6 x 6.3)

With window and door to side for access from the garden, garage door and lighting overhead.

Garden

With lawn area, mature planter beds and established borders with fence panels. There is also a well established vegetable patch and greenhouse, along with various seating areas throughout and pathway to side with gate for side 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.



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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.

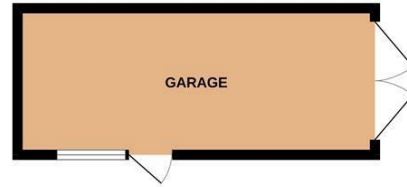
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

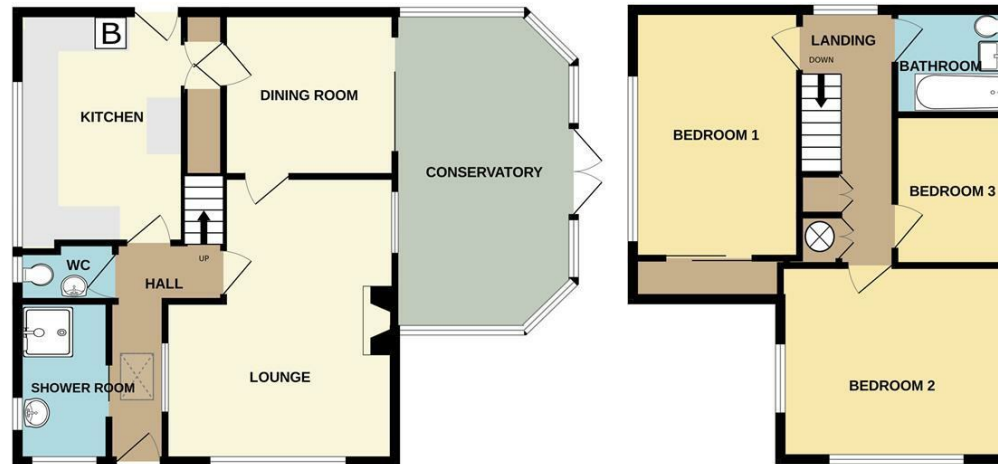




GROUND FLOOR
918 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 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.

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		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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