



Grove.

FIND YOUR HOME

6 Long Compton Drive, DY9 0PD

Guide Price £315,000

6 Long Compton Drive

Three bedroom family home close to the heart of Hagley! Situated within easy walking distance of Hagley Village centre or the obvious amenities including excellent local transport links via Hagley train station to Birmingham, Worcester and beyond and the ever popular schools both at primary and senior levels. For those wishing to enjoy outdoor pursuits the beautiful National Trust Clent Hills are just a short distance away.

Comprising two excellent sized reception rooms, extended kitchen, three bedrooms and family bathroom, this home is lovely for families looking to be close to the village high street and schooling.

The garden provides a safe and secure space for children to play and to enjoy the warmer months.

The driveway allows for off road parking for up to three cars. EJ EPC=C







Approach

Approached via driveway with door into porchway.

Porch

With double glazing windows surrounding and door into living room.

Living Room 10'9" max 9'6" min x 25'11" max 4'7" min (3.3 max 2.9 min x 7.9 max 1.4 min)

With dual aspect double glazing window to front and rear, two central heating radiators and wood flooring. Feature fireplace with electric fire and doors to:

Second Reception Room 7'10" max 6'10" min x 16'0" max 4'11" min (2.4 max 2.1 min x 4.9 max 1.5 min)

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

Kitchen 18'4" max 7'6" min x 8'10" max 7'2" min (5.6 max 2.3 min x 2.7 max 2.2 min)

With double glazing window to rear and door to side, central heating radiator and tiling to floor and splashback. Fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage, space for cooker and further space and plumbing for white goods.

First Floor Landing

With access to loft via hatch and doors to:

Bedroom One 11'1" x 13'9" (3.4 x 4.2)

With double glazing window to front and central heating radiator.

Bedroom Two 10'2" x 11'9" (3.1 x 3.6)

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

Bedroom Three 7'10" x 10'5" (2.4 x 3.2)

With double glazing window to front and central heating radiator.

Bathroom

With obscured double glazing window to rear, heated towel radiator and tiling to floor and walls. Fitted sink with storage, w.c. and shower cubicle. There is also a large storage cupboard with housing boiler.

W.C

With obscured double glazing window to rear, tiling to floor and w.c.

Garden

With paved patio area, lawn and pathway up to rear of garden. With shed for storage, mature planter beds and established borders with fence panels and gate to rear.







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 Fee's

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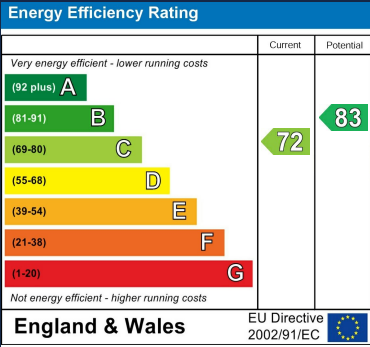
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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