



# Grove.

FIND YOUR HOME

23 Jade Drive, Hagley, DY9 0WL

Guide Price £385,000

## 23 Jade Drive

Welcome to this beautiful three bedroom end terrace property presented in immaculate condition on Jade Drive in Hagley.

Located on the ever popular Cala Estate, this home is within walking distance of the local amenities the village of Hagley has to offer and is desirable for people of all ages, couples or families looking for a village lifestyle. For commuters, Hagley train station is just a short walk away and offers direct links to Worcester and Birmingham, along with links to further afield. Schooling is offered at both primary and secondary level to cater for families with children of all ages.

For those that enjoy the outdoors, there is a village park just off the main high street, ample countryside walks and the National Trust Clent Hills are within easy reach via car.

The property comprises a welcoming entrance hall, leading off to a kitchen, large living room to the rear and a downstairs shower room. Upstairs you will find the three bedrooms, the third currently being used as a dressing room, and the upstairs shower room with large walk-in shower.

Externally, the garden offers an ideal space to host friends and family, as well as giving enough space for children to play.

To arrange a viewing appointment, please contact our Hagley branch.





### Approach

Approached via residents driveway and pathway to the front door with weather canopy overhead and lawn to front.

### Entry Hall

With central heating radiator, Karndean wood effect flooring and decorative panelling to walls. There are stairs leading to the first floor landing and doors leading to:

Kitchen 9'6" max 7'6" min x 15'1" max 6'2" min (2.9 max 2.3 min x 4.6 max 1.9 min)

With double glazing window to front, central heating radiator and fitted wall and base units with worksurface over. There is a one and a half bowl stainless steel sink with drainage, cooker with hob and extractor fan over, integrated dishwasher and space and plumbing for white goods.

Living Room 17'0" x 11'1" (5.2 x 3.4)

With double glazing window to rear and French doors out to the patio, central heating radiator and understairs storage cupboard.

### Shower Room

With central heating radiator and tiling to floor and half walls. There is a low level w.c., floating vanity sink and corner shower cubicle.

### First Floor Landing

With decorative panelling to walls, airing cupboard and doors leading to:

Bedroom One 9'6" x 14'1" (2.9 x 4.3)

With double glazing window to rear and central heating radiator.

Bedroom Two 9'6" x 12'5" (2.9 x 3.8)

With double glazing window to front and central heating radiator.

Bedroom Three 5'2" x 9'6" (1.6 x 2.9)

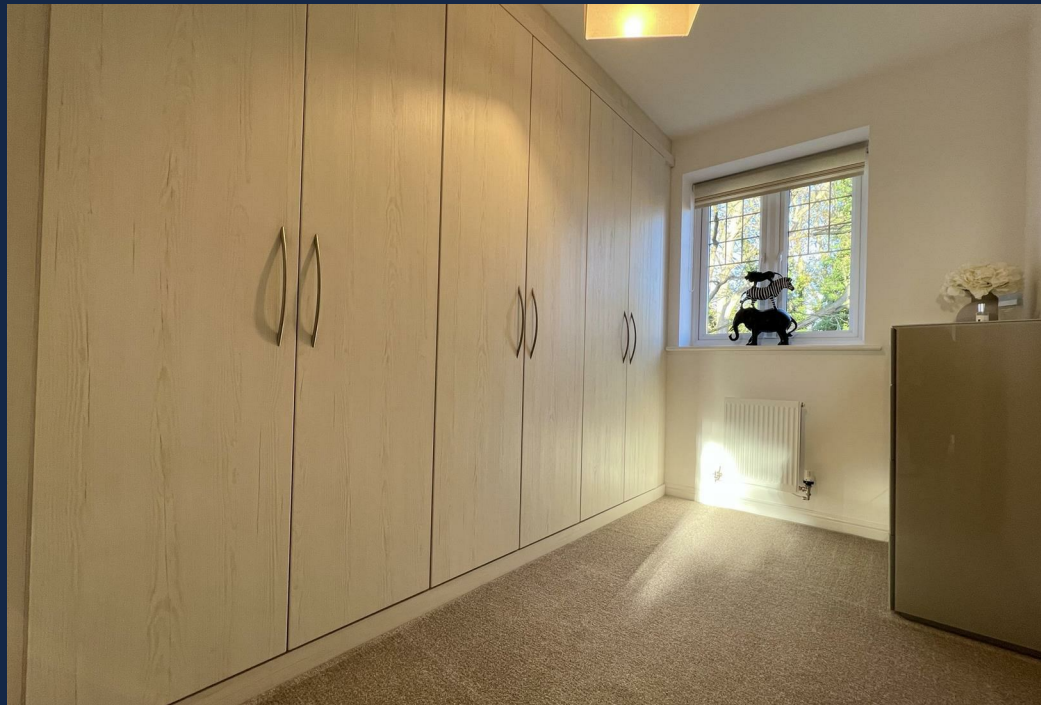
With double glazing window to rear, central heating radiator and fitted wardrobes for storage. There is also access to the loft via loft hatch.

### Bathroom

With obscured double glazing window to front, chrome heated towel radiator and tiling to floor and walls. There is a low level w.c., fitted vanity unit with sink and walk in shower cubicle with inbuilt shelf.







### Garden

With paved patio area offering ample space for outdoor furniture, pathway through a well maintained lawn and further patio area to the rear with shed for storage. The borders are established with fence panels and there is a gate to the rear 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.

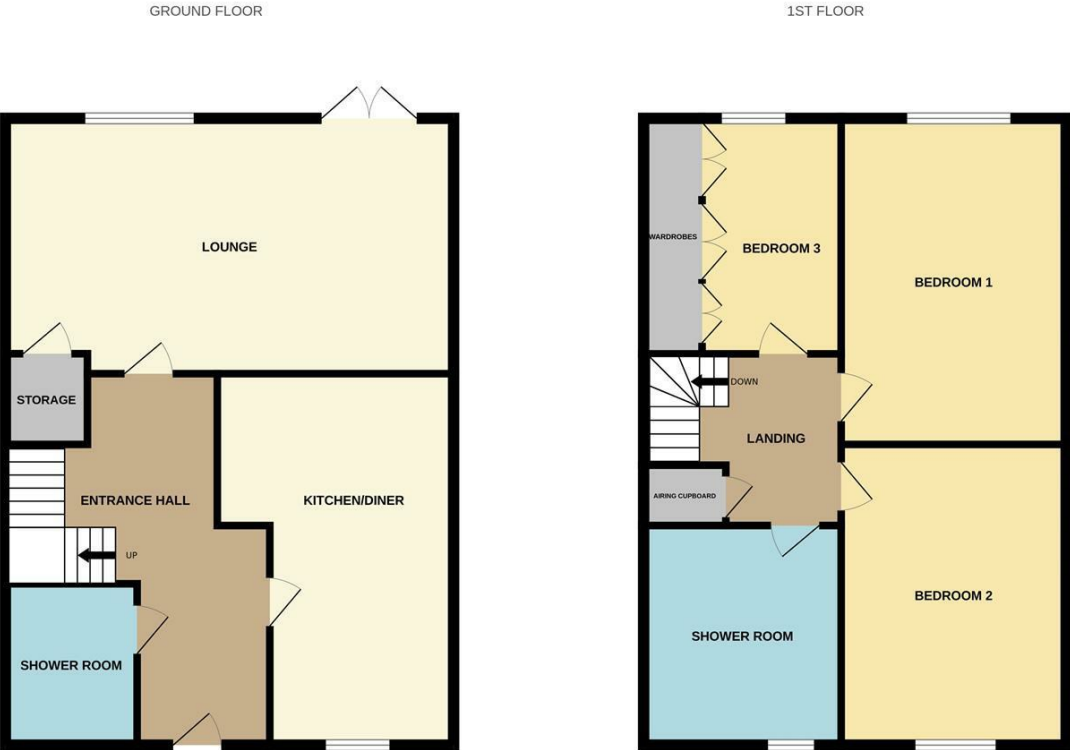
### Referral Fees

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.



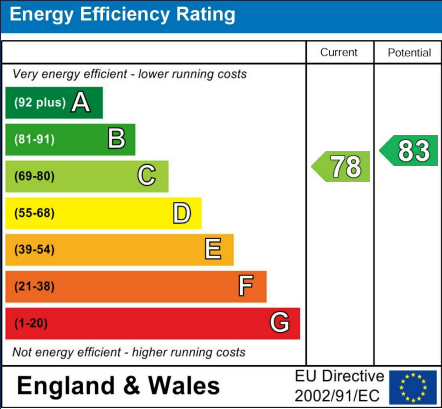
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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