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9 Foley Road, Stourbridge DY9 0RT

# 9 Foley Road

Grove Properties Group are proud to present this substantial six bedroom family home on Foley Road in Pedmore. Filled with many original character features such as the stained glass windows, fireplaces and the entry hall flooring, along with being thoughtfully extended to create the loft conversion and spectacular kitchen living space, this property is a dream for those looking for their forever family home.

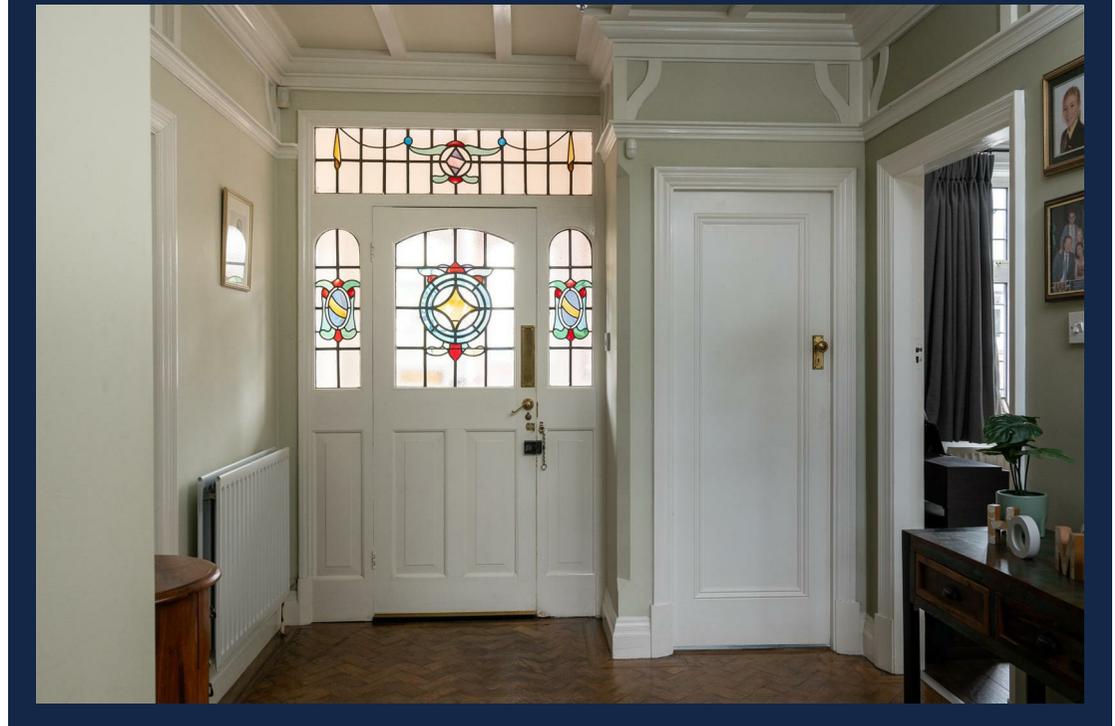
Upon approach via the in and out driveway, you are welcomed through the porch into the entrance hall with traditional herringbone flooring and the impressive staircase. To the right you will find the living room with feature fireplace and stained glass windows, the impressive heart of the home- the kitchen diner, with living space and log burner and the utility with w.c.. To the left hand side is the dining room with inglenook fireplace, stained glass windows to the front and side, a real talking point of the space and rare to find in such good condition.

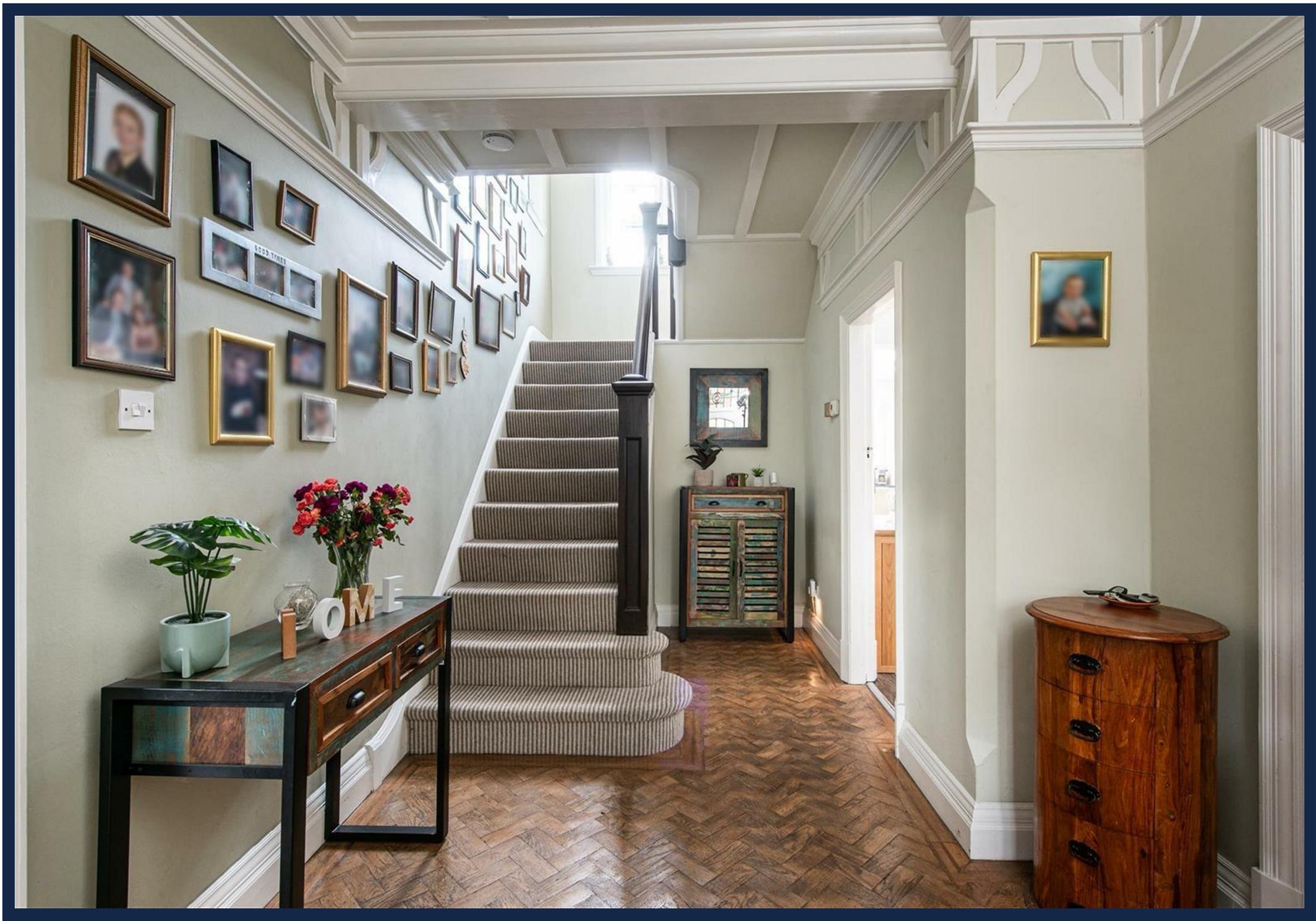
The first floor accommodation offers four of the six bedrooms, the main with expansive ensuite and a further family bathroom. The second floor consists of the further two bedrooms and a shower room.

A fabulous asset to this home is the separate self contained annexe with its very own kitchenette, shower room and bedroom- a great addition for multigenerational living or for those with an older child looking for some independence, a gym or study.

Externally, the garden space is offers versatility and is perfect for families of all sizes to enjoy, whether that be as a safe space for children to play, to host get togethers and to spend time with friends.

To appreciate the space on offer and the period features throughout, please contact our Hagley branch for an appointment to view.







#### Approach

Approached via in and out driveway with mature shrubs, gate to side for rear access and door through into the porch.

#### Porch

With door through into the entry hall.

#### Entry Hall

With herringbone parquet flooring, central heating radiator and staircase leading to the first floor landing. Doors lead to:

#### Living Room 15'8" max x 15'8" (4.8 max x 4.8 )

With bay window to front and further window to side, central heating radiator and wood effect laminate flooring. There is also a beautiful feature fireplace with tiled surround as a focal point of the room.

#### Kitchen Diner

With two sky lanterns overhead, four skylights and two double glazing windows to rear, stained glass window to side and French doors out to the patio and bifold doors. There is a tiled floor throughout with underfloor heating, fitted wall and base units with granite work surface and a matching island, one and a half bowl stainless steel sink with drainage and space and plumbing for white goods. Integrated appliances include a Bosch double oven, microwave, dishwasher, induction hob with extractor fan and wine fridge. This space also offers two living areas along with room for a large dining table and chairs.

#### L- Shaped Pantry

Accessed just off the kitchen with tiled walls, lighting overhead and ample storage with shelving.

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

With double glazing window and door to side, central heating radiator and tiling to floor. There are fitted wall and base units with work surface over, a stainless steel sink with drainage, house boiler, space and plumbing for white goods. Further door leads through into the w.c and large cloak cupboard.

#### W.C.

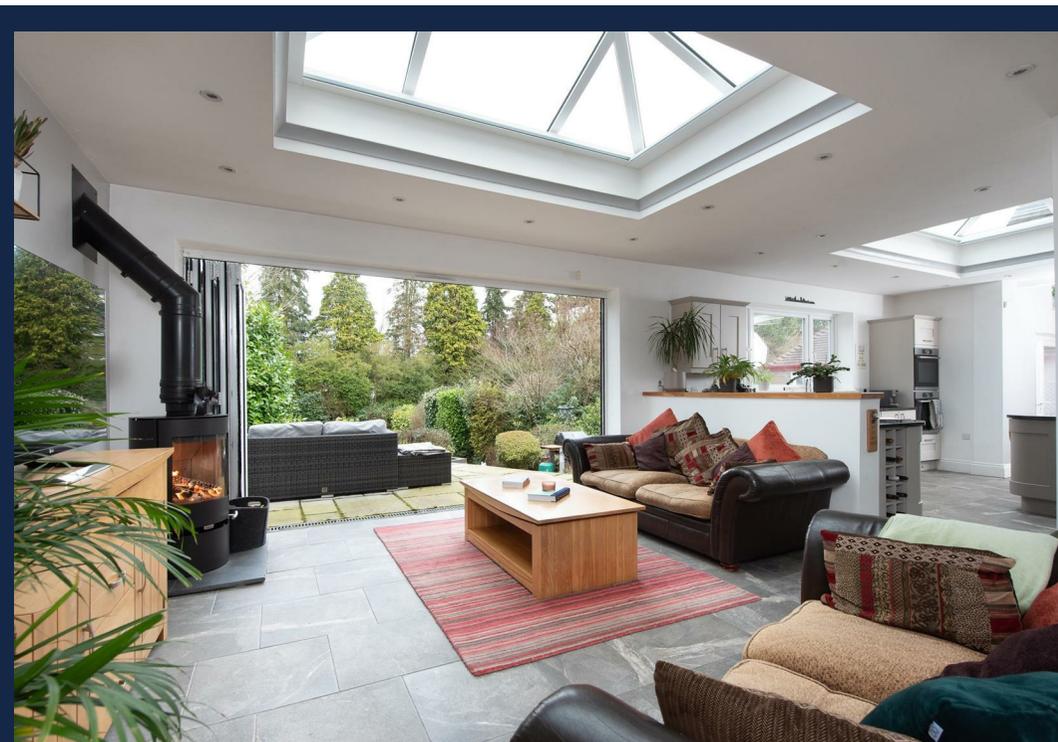
With tiled flooring and w.c.

#### Dining Room 19'4" max 15'8" max (5.9 max 4.8 max)

With double glazed window to front, two stained glass windows to side and two central heating radiators. There is wood effect laminate flooring throughout and a large feature fireplace.

#### W.C.

With obscured double glazed window to front, central heating radiator, w.c. and hand wash basin.



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### First Floor Landing

With large feature stained glass window, stairs to the second floor and doors leading to:

#### Bedroom One 16'0" max 14'1" min x 16'0" (4.9 max 4.3 min x 4.9)

With double glazing bay window to front and further double glazed window to side, central heating radiator and ample fitted wardrobes for storage. Door leads through into the ensuite.

#### Ensuite

With obscured double glazed window to side, central heating radiator, further chrome heated towel rail and tiled flooring. There is a large fitted vanity unit, floating sink unit with heated mirror over, w.c., shower with hand held and drench head over and freestanding bath with hand held shower.

#### Bedroom Two 12'5" x 12'9" (3.8 x 3.9)

With double glazing window to front, central heating radiator and fitted wardrobes for storage.

#### Bedroom Three 12'5" x 12'9" (3.8 x 3.9)

With dual aspect double glazing windows to side and rear, central heating radiator and fitted storage with wardrobes and drawers.

#### Bedroom Six 8'10" x 8'10" (2.7 x 2.7)

With double glazing window to front and central heating radiator. This space is currently being used as an office.

#### Bathroom

With two obscured double glazed windows to the rear, central heating radiator and tiling to half walls. There is a fitted vanity sink with heated mirror, w.c., fitted bath with hand held shower and drench head over and airing cupboard for storage.

### Second Floor Landing

With window to rear and doors leading to:

#### Bedroom Four 23'3" max 10'5" min x 13'9" max 7'2" min (7.1 max 3.2 min x 4.2 max 2.2 min)

With three Velux windows, central heating radiator, large store cupboard housing the hot water tank and two access hatches to eaves storage.

#### Bedroom Five 16'8" x 8'6" (5.1 x 2.6)

With Velux windows to side and rear, central heating radiator and two access hatches to the eaves storage.

#### Shower Room

With tiled floor and splashback, chrome heated towel radiator, w.c., hand wash basin and shower cubicle with hand held and drench head over.



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Annexe- Kitchenette 14'1" max 9'6" min x 15'1" max 9'6" min (4.3 max 2.9 min x 4.6 max 2.9 min)  
With dual aspect double glazing windows to side and rear, French doors out to the side and Velux overhead. There are two central heating radiators, fitted wall and base units with worksurface over and a stainless steel sink with drainage. There is also a boarded loft space accessed via hatch.

#### Annexe- Shower Room

With chrome heated towel radiator, tiled flooring, fitted vanity sink, low level w.c. and shower with hand held and drench head over.

#### Annexe- Bedroom 9'6" x 10'9" (2.9 x 3.3)

With two Velux windows and central heating radiator.

#### Garage 17'4" x 10'2" max 7'10" min (5.3 x 3.1 max 2.4 min)

With lighting overhead and electric points, up and over garage door and door to side for access from the garden.

#### Garden

A fabulous space with large patio area, steps down to the lawn with various mature planter beds, shrubs and trees, shed for storage and a greenhouse for keen gardeners. The borders are established with hedging and fence panels and there is side access for ease.

#### 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 G.

AGENT NOTE: The annexe has a separate tax band of A.

#### 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



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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 : 3511 sq.ft. (326.2 sq.m.) approx.

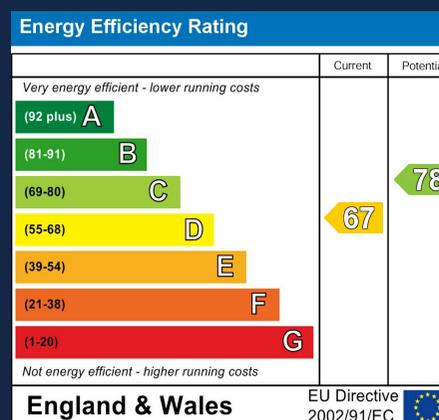
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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