

Grove.

FIND YOUR HOME

2 Chapel Cottages, Ranters Bank, DY14 9DT

Asking Price £280,000

2 Chapel Cottages

Grove Properties Group are delighted to present 2 Chapel Cottages. This lovely two bedroom semi detached cottage offers far reaching countryside views and many charming character features such as oak beams and doors, a traditional stone exterior and open feature fireplace with log burner and brickwork.

Upon approach via the country lane of Ranters Bank, there is off road parking for two vehicles, garden to the side and pathway to the front door. Once inside, the living space is a cosy retreat with large open fireplace leading through to the spacious kitchen diner. Upstairs there are two double bedrooms and the house bathroom, all with spectacular views.

The village of Far Forest provides its residents with a local convenience shop, various pubs and eateries and a Church of England primary school. For those who enjoy the outdoors, there are many countryside walks and The Wyre Forest provides a lovely day out.

Viewings are by appointment and can be arranged through our Hagley branch.







Approach
Approached via steps and pathway up to the front door with gravel driveway to the side offering space for two vehicles.

Living Room 20'0" max x 10'5" max (6.1 max x 3.2 max)
With two double glazed windows to front, central heating radiator and large feature brick fireplace with wood beam mantle. Oak staircase leads to the first floor landing with understairs storage and door leads through into the kitchen diner.

Kitchen Diner 17'0" max x 13'5" max (5.2 max x 4.1 max)
With dual aspect double glazed window to front and side, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage, integrated oven, hob and space and plumbing for white goods. This space offers ample room for dining furniture and door to the side leads out to the garden.

First Floor Landing
With double glazed window to front, large storage cupboard and doors leading to:

Bedroom One 9'10" x 13'9" (3.0 x 4.2)
With dual aspect double glazed window to front and side and central heating radiator.

Bedroom Two 10'9" x 10'5" (3.3 x 3.2)
With double glazed window to front and central heating radiator.

Bathroom
With double glazed window to front, chrome heated towel radiator and tiling to walls. There is a pedestal sink, w.c. and fitted bath with hand held shower over.

Garden
With steps down to the lawn, shrubs for privacy and shed for storage.

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 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.







FLOORPLAN

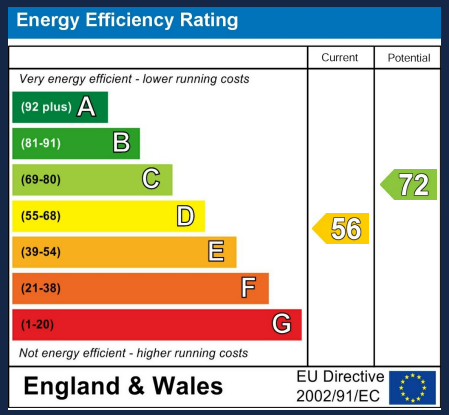
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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