



159 Bromsgrove Road
Hunnington,
Worcestershire B62 0JU
Guide Price £650,000

...doing things differently



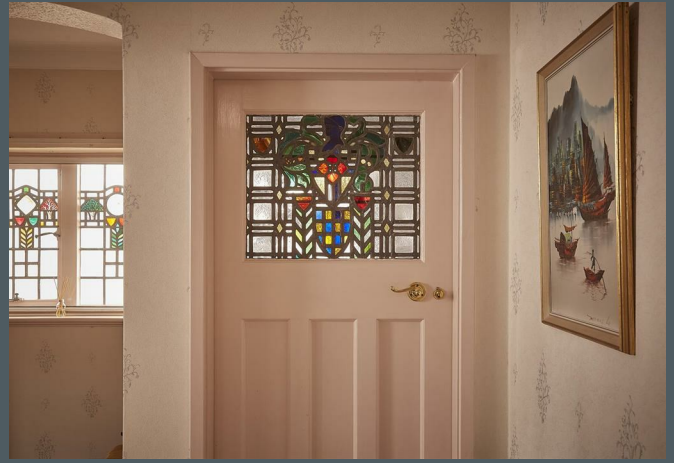
A three bedroom family home with outstanding views towards Clent. The property offers no upward chain and vacant possession. Extensive off road parking, popular location with excellent schooling at both at primary and secondary, outstanding uninterrupted views of National Trust Clent Hills, extensive rear garden two garages, porch, welcoming entrance hall, lounge with separate dining room, breakfast kitchen, office space, three bedrooms with master en-suite, family bathroom. Viewing is highly recommended. DAG 30/7/24 V1 EPC=E



Lex Allan Grove loves...
the amazing views to
the rear







Approach

Via driveway with fore lawn with mature planted borders, door leading to:

Porch

Giving access into:

Entrance hall

Having stained glass window to side, stairs to first floor accommodation, central heating radiator, coving to ceiling, doors radiating to downstairs w.c.

Downstairs w.c.

With w.c., window to side, door leading to hall with stained glass light, electric wall mounted heater.

Kitchen 11'5" x 11'5" (3.5 x 3.5)

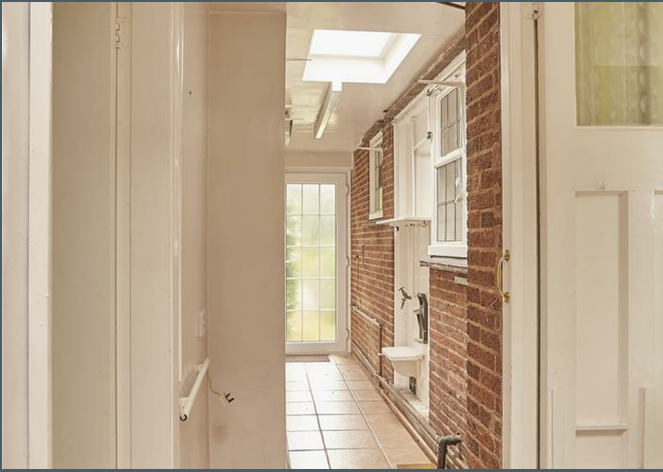
Double glazed window to rear, stainless steel sink with double drainer, wall and base units with work surface over, electric cooker point, central heating radiator, space for appliances, inset ceiling light point, breakfast bar, door to walk in pantry with built in storage, space for appliances, butler sink, work surfaces.

Side entry

With door giving access to rear garden and further door to front, central heating boiler, door to inner lobby, tap and door to:

Office 13'9" x 8'10" (4.2 x 2.7)

Patio doors (units failed) to rear, shelving and storage, central heating radiator.











Dining room 12'1" x 14'5" min 16'0" max (3.7 x 4.4 min 4.9 max)

Leaded window to front with secondary glazed unit, feature fireplace, picture rail, central heating radiator, stained glass window to side.

Lounge 14'9" min 15'5" max x 13'9" into bay (4.5 min 4.7 max x 4.2 into bay)

Patio door to rear, stained glass window to side, feature brick built fireplace, central heating radiator.

First floor landing

Stained glass window to side, storage cupboard, dog leg landing with loft access, central heating radiator and doors radiating to:

Bedroom one 15'5" x 10'9" (4.7 x 3.3)

Window to rear, stained glass window to side, central heating radiator, door to en-suite.

En-suite

Double glazed window to side, bath, w.c., pedestal wash hand basin, central heating radiator, part tiled walls.

Bedroom two 14'5" x 14'9" max 12'5" min into bay (4.4 x 4.5 max 3.8 min into bay)

Double glazed window to front and side, central heating radiator, fitted window seat.

Bedroom three 7'6" x 11'5" (2.3 x 3.5)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed window to rear and side, bath, vanity wash hand basin.

Separate w.c.

Having window to side and w.c.

Garage 19'0" x 8'6" (5.8 x 2.6)

Double wooden opening doors, skylight roof.

Second garage 29'10" x 8'10" (9.1 x 2.7)

Situated to the left of the property with up and over door and pedestrian door leading to rear garden.

Rear garden

Having patio area, steps leading down to extensive shaped













GROUND FLOOR
1441 sq.ft. (133.9 sq.m.) approx.

1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.

TOTAL FLOOR AREA: 2152 sq.ft. (199.9 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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lawn, pathway meandering through mature borders, outside store, greenhouse, timber shed, extensive views to National Trust Clent Hills

Tenure

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 Banding

Tax Band is

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, Lex Allan Grove 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.

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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