



# Grove.

FIND YOUR HOME

Sunglo Cottage Broom Hill, Belbroughton DY9 0BB

Guide Price £650,000



# Country Living With Stunning Views And Close To Village Amenities

Sunglo Cottage, an excellent end of terrace Victorian five bedroom cottage, provides the perfect opportunity for those looking to be close to the local amenities that Belbroughton Village has to offer; close to the local primary school, and just a short distance of local eateries and pubs, the village shop with post office, the doctors surgery and various sporting clubs to include tennis and cricket. The property also falls into the catchment area for Haybridge High School in the nearby village of Hagley. With its stunning views of the Clent Hills, the property is close to an extensive network of country footpaths and bridleways, affording wide access to rural walking routes.

With it's own self contained annexe, this property is ideal for those looking for their forever family home, whether that be with young children and wanting a place for visiting family members to stay or with older children who would like their own space and more responsibility, the versatility on offer is ideal.

Comprising of welcoming entry hall, large living room, dining room, conservatory and kitchen, the downstairs space within makes for a lovely place to spend time with family whilst also being able to close off if necessary. Upstairs you will find three of the five bedrooms, the main with en-suite and the family bathroom. On the second floor, the loft space has been converted into the fourth and fifth bedrooms, both making use of eaves storage and taking advantage of the far reaching views with skylights on either side.

The outside space offers two lawned areas to enjoy with ample space for seating, access to the self contained annexe with it's own kitchen, bedroom and bathroom and large gated driveway.

Viewings of Sunglo Cottage are highly recommended to appreciate the charm, potential and location provided. 27/4/24 EJ V1













Approach

Via stone chipped driveway with steps up to porch and wildflower planting bed. Gated access through to rear of property with further porch area to side for access to kitchen.

Entrance Hall

With door to front, two double glazing windows to front and central heating radiator. Stairs leading to first floor and doors to kitchen, living room and w.c.

Living Room 12'10" x 18'4" (3.9 x 5.6)

With double glazing bow window to front, central heating radiator, wrought iron fireplace with oak mantle and door leading through to dining room.

Dining Room 7'10" x 12'10" max 11'2" min (2.4 x 3.9 max 3.4 min)

With central heating radiator, tiling to floor and brick fireplace with log burner. Double doors through to conservatory and opening through into kitchen.

Kitchen 10'2" x 13'1" (3.1 x 4.0)

With dual aspect double glazing windows to side and rear and door to side for access. Featuring various fitted wall and base units with worksurface over, fitted Belfast sink and integrated fridge. With space for range cooker and space and plumbing for white goods.

Conservatory 12'10" x 15'1" (3.9 x 4.6)

With part double glazing, part brick surround and French doors to rear. With central heating radiator, tiling to floor and further door into utility.

Pantry 6'11" x 7'3" (2.1 x 2.2)

With tiling to floor and space and plumbing for white goods.

W.C.

With obscured double glazing window to side, central heating radiator and tiling to floor, pedestal hand wash basin and w.c.

First Floor Landing

With double glazing window to rear and airing cupboard for storage. Stairs leading to second floor and doors to bedrooms and family bathroom.

Bedroom One 12'10" max 7'3" in x 17'1" max 3'7" min (3.9 max 2.2 in x 5.2 max 1.1 min)

With double glazing window to front, central heating radiator and feature wrought iron fireplace. Door leading to en-suite.

En-suite 10'2" max 6'11" min x 4'7" max 2'11" min (3.1 max 2.1 min x 1.4 max 0.9 min)

With double glazing window to front, central heating radiator and tiling to walls, w.c., pedestal hand wash basin, large walk in shower and storage cupboard.

Bedroom Two 9'6" x 10'2" (2.9 x 3.1)

With dual aspect double glazing windows to side and rear and central heating radiator.

Bedroom Three 7'3" x 9'10" (2.2 x 3.0)

With double glazing window to side and central heating radiator.

Family Bathroom 9'6" x 6'3" (2.9 x 1.9)

With double glazing window to rear, central heating radiator and feature fireplace, w.c., pedestal hand wash basin and fitted bath with hand held shower over.

















Second Floor Landing

With doors to fourth and fifth bedrooms.

Bedroom Four 12'10" x 15'1" (3.9 x 4.6)

With Velux window to rear and skylight to front, central heating radiator and storage in the eaves.

Bedroom Five 10'2" x 13'9" (3.1 x 4.2)

With Velux window to rear, skylight to front and central heating radiator.

Annexe

Accessed via driveway with separate porch and front door.

Annexe Living Space 17'5" x 17'9" (5.3 x 5.4)

With double glazing windows to side and skylight to rear, wood effect flooring and walk way through to bedroom. Various fitted wall and base units with work surface over, sink, integrated oven and grill, dishwasher and fridge. Space for range cooker with extractor fan over and further space and plumbing for washing machine.

Annexe Bedroom 14'9" max 8'6" min x 20'8" max 8'6"

min (4.5 max 2.6 min x 6.3 max 2.6 min)

With two double glazing windows to side and French doors out to rear, wooden flooring and door into bathroom.

Annexe Bathroom 5'7" x 8'2" (1.7 x 2.5)

With tiling to walls, w.c., hand wash basin, fitted bath and large walk in shower.

Garden

With lawned area, gravelled driveway and further large lawned area with ample space for seating, sheltered patio area overlooking the fish pond and established borders with hedging.

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 Band

The council tax band is E

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.



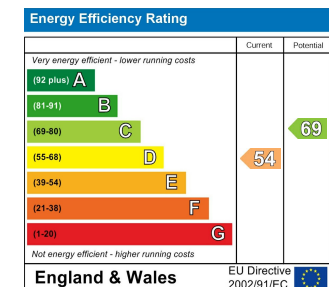












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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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