



Grove.
FIND YOUR HOME

Apartment 9 Brookfield House, Hackman's Gate Lane, DY9 0DL
Guide Price £269,000

Apartment 9, Brookfield House

Nestled just a short distance from the charming village of Belbroughton, this delightful ground floor property on Hackmans Gate Lane offers a perfect blend of comfort and convenience. The property features a well-appointed reception room, ideal for relaxation or entertaining guests, and a cosy bedroom that provides a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this apartment is the outdoor space, boasting picturesque countryside views and a friendly community atmosphere, making it an ideal choice for those seeking a tranquil lifestyle while still being within easy reach of local amenities.

This apartment is perfect for those looking to downsize without compromising on quality. With its inviting layout and prime location, this property presents an excellent opportunity to enjoy the best of Belbroughton living. Don't miss the chance to make this charming apartment your new home. Leasehold.







Approach

Approached via private driveway for residents with parking to the front and rear. To the front of the property is a paved courtyard offering a peaceful space to sit out and enjoy the warmer months.

Entry Hall

With two double glazing windows to front, two central heating radiators and wood effect flooring. Doors lead to:

Living Room 15'5" max x 14'9" max (4.7 max x 4.5 max)

With two double glazing windows to rear, central heating radiator, wood effect flooring and brick feature fireplace with electric log burner. There is ample space for both living and dining furniture.

Kitchen 19'4" x 7'2" (5.9 x 2.2)

With double glazing window and door to rear, obscured double glazing window to front and central heating radiator. Featuring a variety of fitted wall and base units with work surface over, one and a half bowl sink with drainage , Neff oven, grill, microwave and Neff induction hob with extractor fan over. Integrated appliances include the fridge freezer, dishwasher, washing machine and wine fridge.

W.C.

With obscured double glazing window to front, central heating radiator and wood effect flooring. Tiling to half walls, fitted w.c. and hand wash basin.

Bedroom 15'8" max 7'6" min x 14'9" max 8'10" min (4.8 max 2.3 min x 4.5 max 2.7 min)

With double glazing window to rear, central heating radiator and two large storage cupboards, one with double hanging space and double doors. Door leads through into ensuite.

Ensuite 7'6" x 5'6" (2.3 x 1.7)

With obscured double glazing window to rear, chrome heated towel radiator and tiling to floor and walls. Low level w.c., large hand wash basin and walk in shower cubicle with drench head over.

Gardens

With various lawns and seating areas to enjoy, a residents swimming pool and plenty of pathways for walks around the grounds.

Tenure - Leasehold

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of the lease is 999 years from 25th March 1984. There is a ground rent of £5.00 and an annual service charge of £4,000.







Council Tax
Tax band is D.

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 Fee's

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.

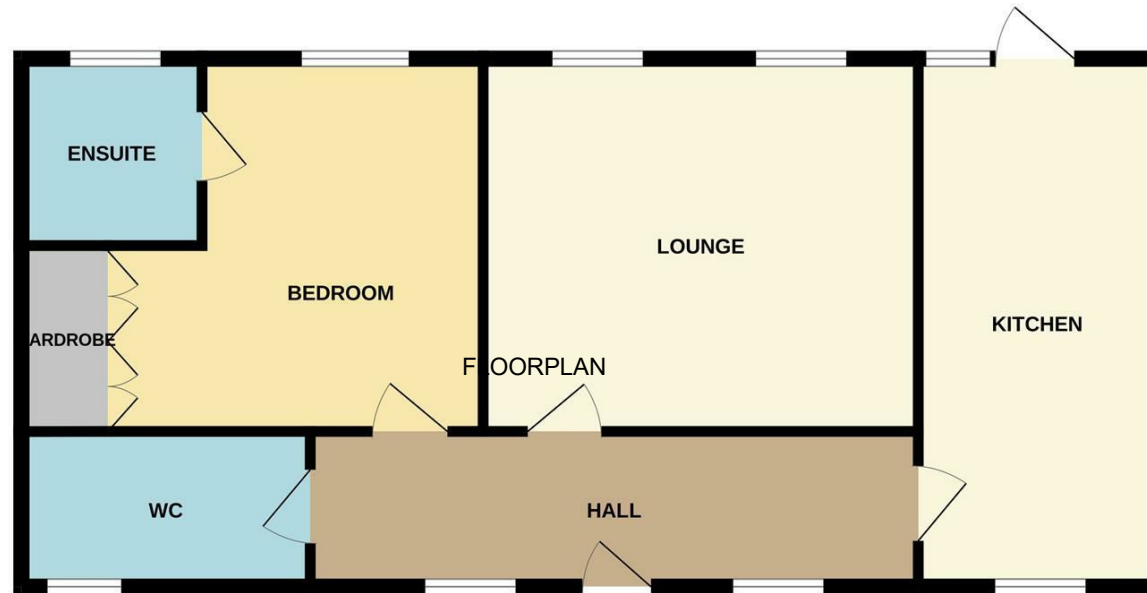
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.



GROUND FLOOR 794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

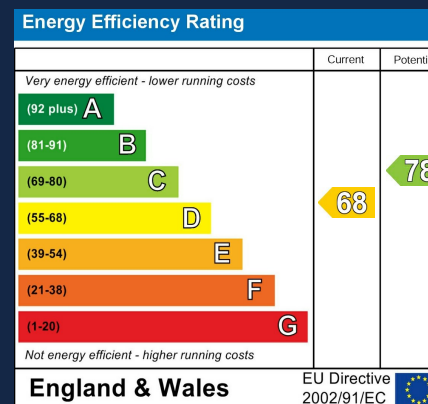
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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