



Grove.
FIND YOUR HOME

High House, 16 Church Road, Belbroughton DY9 9TE
Guide Price £750,000

High House 16 Church Road

STUNNING VICTORIAN CHARACTER HOME. This three bedroom detached is situated in the heart of Belbroughton and offers simply stunning character features and charm which must be viewed to be fully appreciated, whilst also having the added bonus of being largely extended to the rear. The property comprises of fore garden and driveway leading to lounge, dining room, hallway, kitchen, sunroom, utility, downstairs w.c. and linked double garage with access to eaves space giving potential for an extra bedroom or annex (please enquire for further details). To the first floor are three good sized bedrooms with master en-suite and further house bathroom. Finally the attractive and private rear garden makes this property a must view.







Approach

Via block paved driveway offering parking for a number of cars with gated access to the rear, EV charging point, steps to front and beds with plants and shrubs.

Lounge 7'10" min 12'10" max x 23'4" (2.4 min 3.9 max x 7.1)

With double glazed window to front, central heating radiator, log burner with feature surround.

Dining room 7'10" min 12'6" max x 9'10" (2.4 min 3.8 max x 3.0)

With window to rear and cupboard off.

Kitchen 10'2" min 11'10" max x 11'10" (3.1 min 3.6 max x 3.6)

Double glazed window to side, central heating radiator, tiled flooring and splashbacks, range of wall and base units with work surface over incorporating sink with mixer tap and Quooker hot water tap, integrated dishwasher and microwave.

Hallway

With double glazed window to side, central heating radiator, cupboard off, stairs to first floor accommodation.

Rear Hallway

With skylight, tiled flooring, cupboard off housing combination boiler.

Downstairs w.c.

With heated towel rail, low level w.c., wash hand basin with mixer tap over and storage below, skylight, tiled flooring and splashbacks and cupboard off.

Sunroom 10'6" max 7'7" min x 19'0" (3.2 max 2.3 min x 5.8)

With double glazed window and door to side, central heating radiator.

Utility

Double glazed window to side, central heating radiator, range of base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine, tiled splashbacks.

Garage 19'4" x 16'1" (5.9 x 4.9)

With two double doors to front and access to loft space.





First floor landing

Double glazed window to side, access to loft space and doors radiating to:

Bedroom one 12'2" x 12'10" max 11'10" min (3.7 x 3.9 max 3.6 min)

With double glazed bay window to front, central heating radiator and feature fireplace.

En-suite

Low level w.c., heated towel rail, shower enclosure with shower over, wash hand basin with mixer tap over and storage below, tiling to splashbacks.

Bedroom two 10'10" x 9'6" min 12'10" max (3.3 x 2.9 min 3.9 max)

Double glazed window to front, central heating radiator, wash hand basin with mixer tap over and storage below, cupboard off.

Bedroom three 12'2" x 9'2" (3.7 x 2.8)

With double glazed window to rear and side, central heating radiator, cupboard off.

House bathroom

Wash hand basin with mixer tap over and storage below, double glazed window to rear, low level w.c., bath with mixer tap over and shower, tiled flooring and splashbacks, heated towel rail and extractor fan.

Rear garden

Slabbed patio area with lawn, gated access and brick wall to enclose.

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

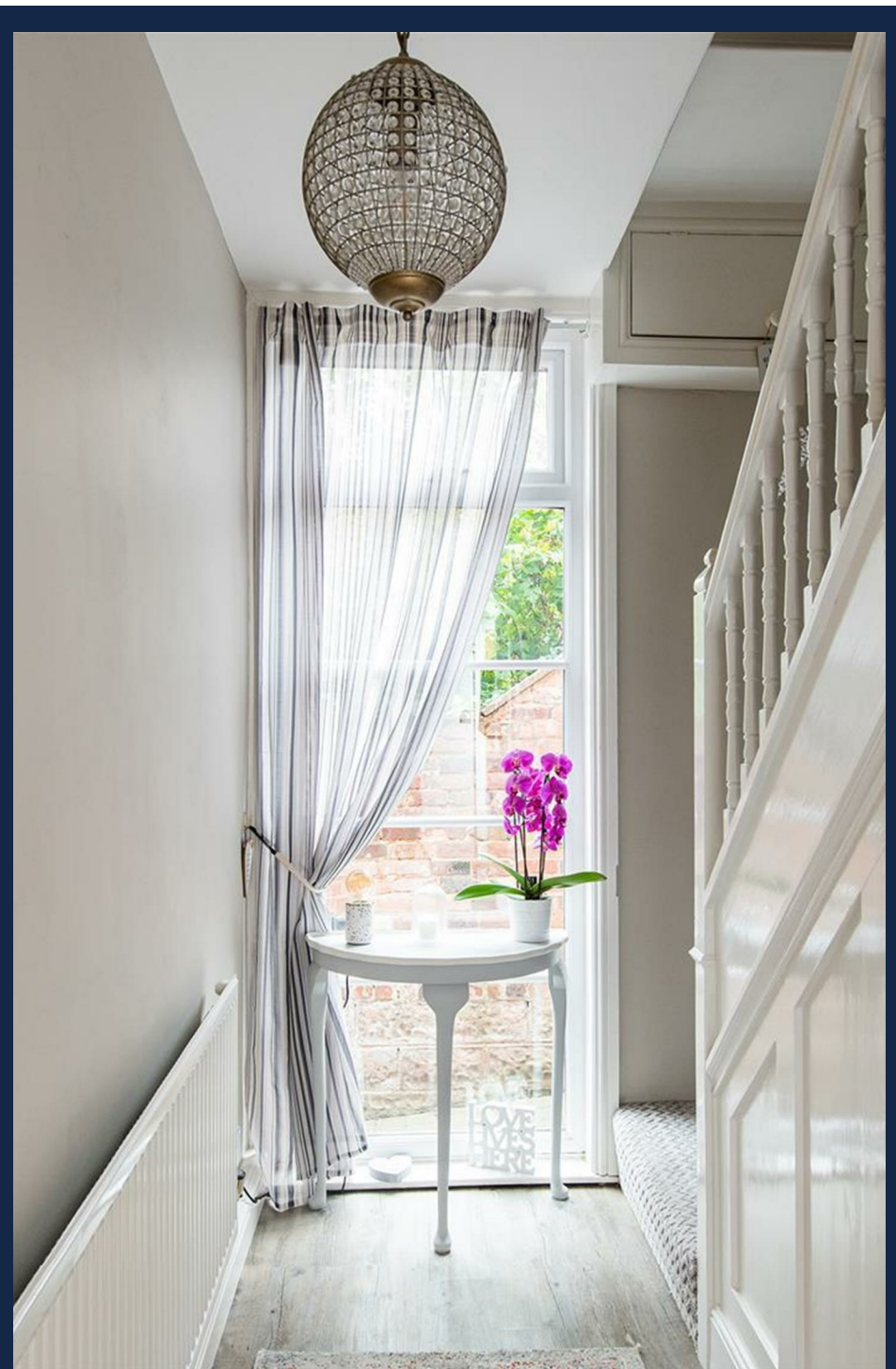
Tax Band is F

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.

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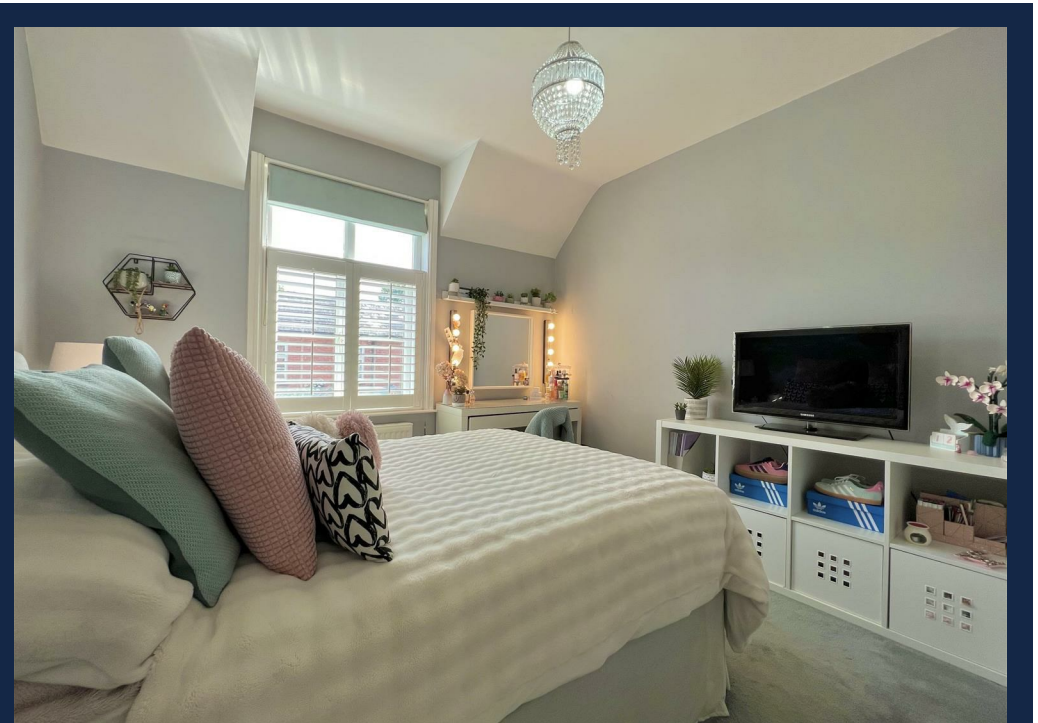


Referral Fees

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.











For illustrative purposes only. Not to scale. Measurements are approximate.
Please check all information before making any decisions.

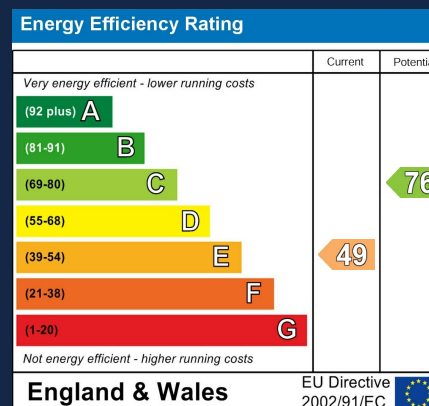
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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