



Grove.
FIND YOUR HOME

Apartment 9 Brookfield House Hackman's Gate Lane, Belbroughton DY9 0DL
£975 Per Month

Home with a view

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.

With its inviting layout and prime location, this property presents an excellent opportunity to enjoy the best of Belbroughton living.



Grove loves...





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.





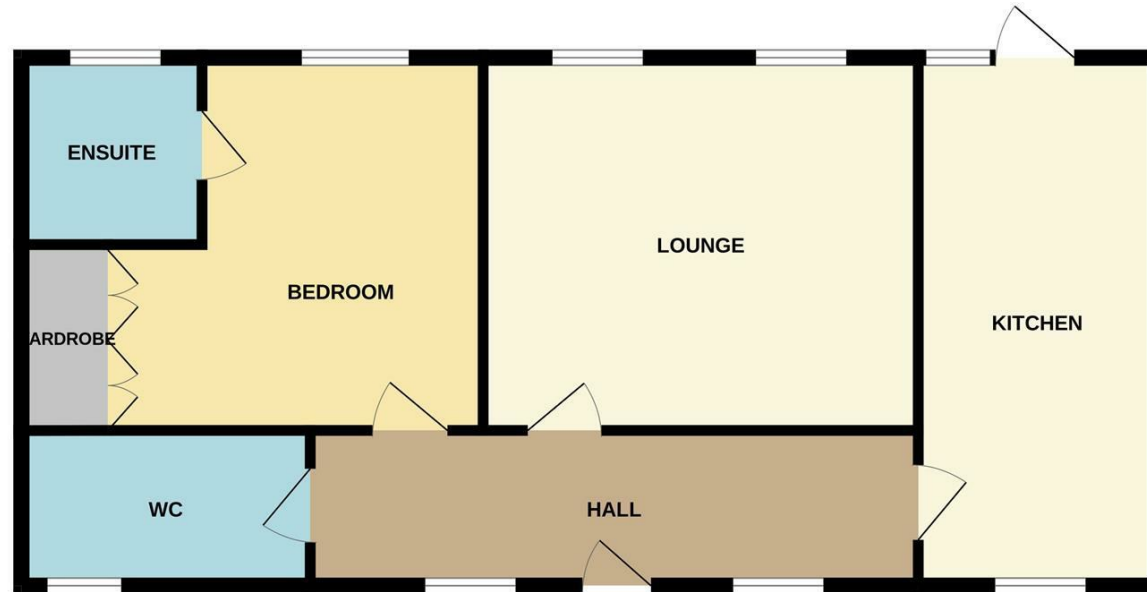








GROUND FLOOR 794 sq.ft. (73.8 sq.m.) approx.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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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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