



**LexAllan**  
**Grove** *Village*

*...doing things differently*

**6 Bellamy Close, Belbroughton DY9 9AN**

*Guide Price £430,000*

# Home with a view

THREE BEDROOM TERRACED HOME LOCATED IN THE HEART OF BELBROUGHTON! Village Green offers perfect family living for those looking to enjoy the obvious benefits of living in a small but vibrant and some might say one of the prettiest Worcestershire villages around. Excellent local amenities including deli, numerous eateries and pubs, shops, hairdressers, schooling and offering good commuter links to Hagley and Bromsgrove. Belbroughton is also near to the popular National Trust Clent Hills for those wishing to enjoy outdoor pursuits yet with an easy reach of urban civilization. Junction 4 of the M5 is also with in close proximity and Hagley train station offering excellent commuter opportunities is nearby.

V1 EJ 21/3/24 EPC=B







### Approach

Via pathway leading to front door.

### Entrance Hall

With central heating radiator, Karndean flooring and stairs to first floor.

### Kitchen 12'5" x 8'2" (3.8 x 2.5)

With double glazing window to front, central heating radiator and oversized tiling to floor. Featuring a variety of fitted wall and base units with work surface over, fitted sink with mixer tap, Bosch four ring induction hob with extractor, various further Bosch appliances including oven, dishwasher, fridge freezer and washer dryer.

### Lounge 14'5" max 11'1" min x 14'9" max 7'6" min (4.4 max 3.4 min x 4.5 max 2.3 min)

With double glazing window and French doors to rear, two central heating radiators and Karndean flooring.

### W.C.

With oversized tiling to floor and tiling to half wall, low level w.c. and vanity unit with storage.

### First Floor Landing

Gallery style landing with double glazing window to front, reading nook, access to loft and storage cupboard.

### Bedroom One 10'9" x 14'1" (not into wardrobe) (3.3 x 4.3 (not into wardrobe))

With double glazing window to front, central heating radiator and fitted wardrobes for storage.

### En-suite 7'6" max 5'2" min x 10'5" max 6'2" min (2.3 max 1.6 min x 3.2 max 1.9 min)

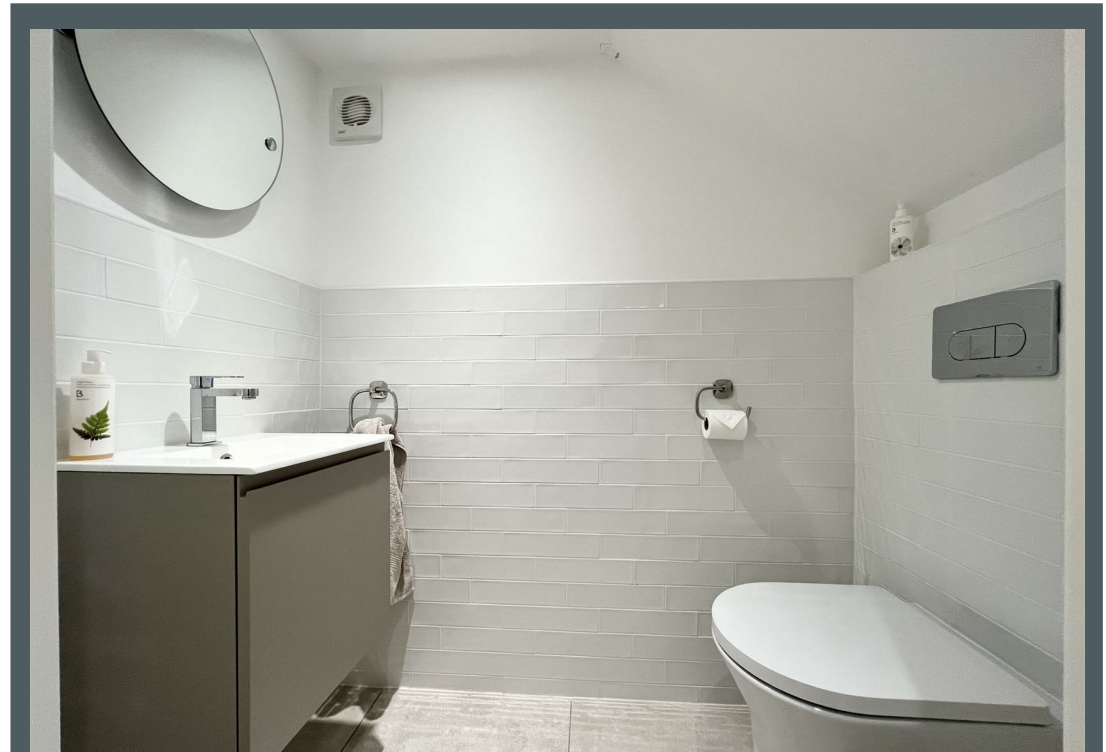
With obscured double glazing window to rear, chrome heated towel rail and oversized tiling to floor and walls. Low level w.c., vanity unit with storage, freestanding bath and fitted shower cubicle with drench head over.

### Bedroom Two 11'5" max 10'5" min x 12'9" (not into wardrobe) (3.5 max 3.2 min x 3.9 (not into wardrobe))

With two double glazing windows to rear, central heating radiator and fitted wardrobes for storage.

### Bedroom Three 8'2" x 9'10" (2.5 x 3.0)

With double glazing window to front and central heating radiator.











**Bathroom 6'2" x 7'10" (1.9 x 2.4)**

With chrome heated towel rail and oversized tiling to floor and walls. Low level w.c., vanity unit with storage and fitted bath with drench head shower over.

**Garden**

With patio area, established borders with fence panels and gate for access. Views and access to the village green at the front of the property provides further outdoor space.

**Parking**

Two allocated car parking spaces within easy access from garden gate.

**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. Service charge to cover the unadopted roadway, landscaping and lighting to common areas. Estimated service charge is £200 per annum subject to an increase of 2.5% per annum approx. Further to this, there is approximately 8 years of an NHBC guarantee left.

**Council Tax Band**

The council tax band is D.

**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.

**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.

# Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

*...here's just a few of them*



*Destina by Good Travel - dedicated travel experts*



*fig & favour - modern food emporium*



*Hagley Bridal Studio - exceptional service*



*Our PlaiCe - award-winning fish & chips*



*Paddocks - choice cuts from the choice of villagers*



*Robinson & Sproson - professional eye care*



*West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts*



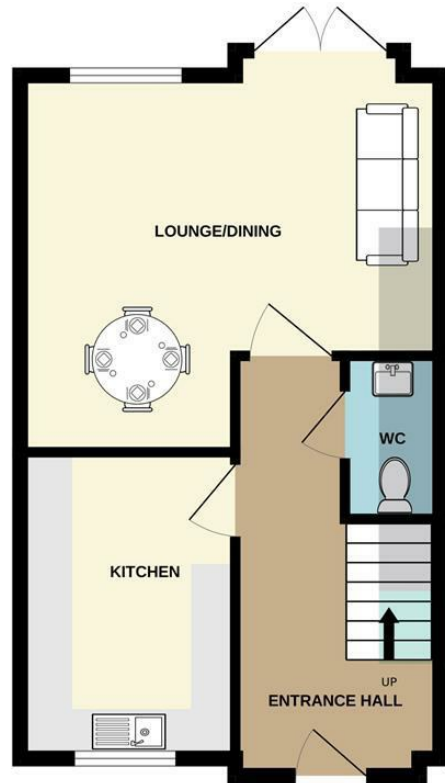
*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*

GROUND FLOOR



1ST FLOOR



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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**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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**LexAllan  
Grove**

local knowledge exceptional service