



LexAllan
Grove *Village*

...doing things differently

Rose Cottage, The Gutter, Bell Heath, DY9 9XB

Offers Around £625,000

Rose Cottage is a perfect family home in the most beautiful location! Belbroughton village has a excellent primary school and local high schools within catchment near by, a handful of delightful eateries and shops, making it one of the most sought after villages to live in. The ever popular National Trust Clent Hills are a short distance for those wishing to enjoy outdoor pursuits yet the ever popular villages of Blakedown and Hagley are a short distance. Excellent commuting opportunities in Hagley via the train can reach Worcester, Birmingham and beyond. The M5 junction 4 is also within easy reach, making it ideal for commuters.

The property comprises of a welcoming hallway, two adaptable excellent sized reception rooms and family lounge, downstairs w.c. and a large open plan kitchen dining space. On the first floor you will find four brilliant sized bedrooms, one of which with en-suite and a stunning family bathroom. The garden is the ideal place for entertaining and relaxing! This property is certainly not one to be missed an viewings are highly recommended! EJ 4/9/24 V3







Approach

Via driveway with parking for ample cars and established border, front door leading to:

Hallway

Double glazed window to front, central heated radiator, oversized ceramic tiles to floor, door to under stairs cupboard and storage, further doors radiating to:

Study 10'5" x 7'6" (3.2 x 2.3)

Double glazed window to front, central heated radiator, solid oak wood flooring, fitted sliding door storage.

Downstairs W.C.

Central heated radiator, low level w.c. and wash hand basin.

Kitchen Dining Room 15'5" x 13'5" (4.7 x 4.1)

Double glazed windows to rear and side, central heated radiator, oversized ceramic tiles to floor, oak effect Howdens fitted wall and base units with complementary work surface over, integrated washing machine, dishwasher and fridge, one and half bowl sink with drainage with tiling to splashback areas, electric oven, four ring electric hob with extractor fan over. Door leading to utility

Utility 5'6" x 6'10" (1.7 x 2.1)

Oversized ceramic tiles to floor, door giving access to side, space/plumbing for white goods.

Lounge 13'5" x 18'0" (into bay) (4.1 x 5.5 (into bay))

Double glazed bay window and French doors to rear, central heated radiator, solid oak wood flooring, exposed brick feature fireplace with mantel over.

Family Room 15'5" x 10'9" max 9'2" min (into bay) (4.7 x 3.3 max 2.8 min (into bay))

Double glazed bay window to front, central heated radiator, solid oak wood flooring.

First Floor Landing

Velux window to front, central heated radiator, access to loft and doors opening into:

Bedroom One 10'5" x 13'1" (3.2 x 4)

Double glazed window to rear, central heated radiator, door leading to en-suite.

En-suite 4'7" x 9'6" (1.4 x 2.9)

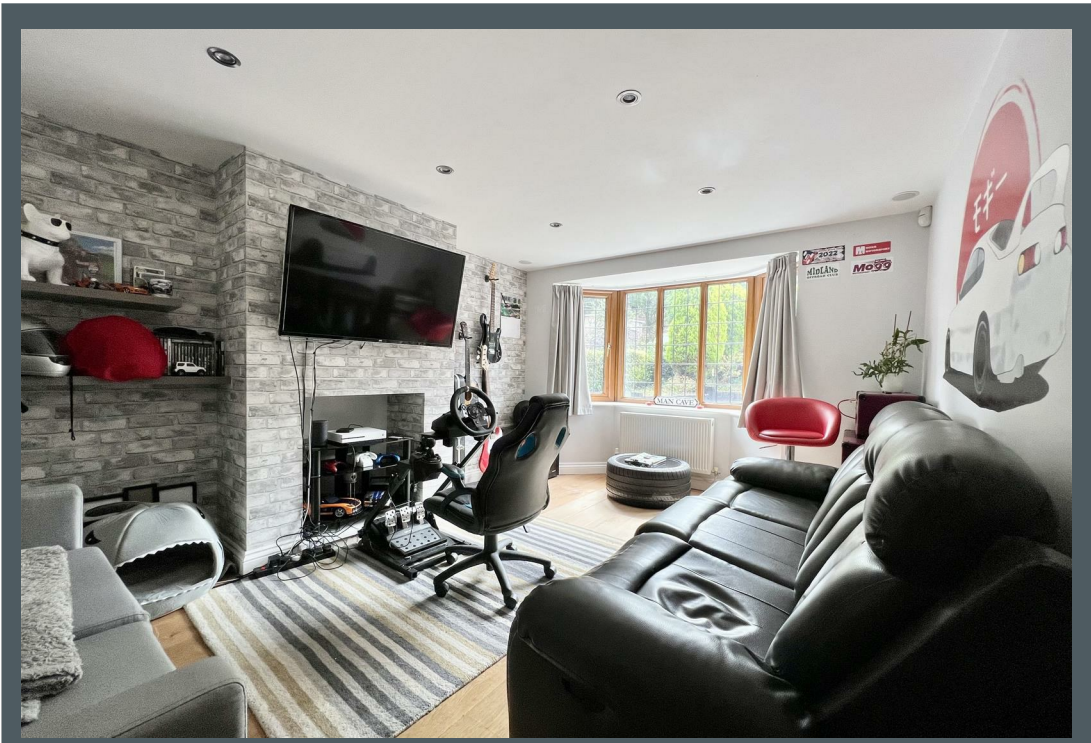
Velux window to side, feature heated towel rail, wood effect flooring, half tiling to walls, vanity wash hand basin and unit, low level w.c. and fitted shower cubicle with drench head over.

Bedroom Two 10'9" x 13'9" (3.3 x 4.2)

Double glazed window to front, central heated radiator.

Bedroom Three 12'9" max 9'6" min x 13'5" (3.9 max 2.9 min x 4.1)

Double glazed window to rear, central heated radiator.







Bedroom Four 10'5" x 9'6" (3.2 x 2.9)

Double glazed window to front, central heated radiator.

Family Bathroom 9'6" x 9'10" (2.9 x 3)

Double glazed obscured windows to side, feature heated towel rail, wood effect flooring, half tiling to walls, vanity wash hand basin and unit with low level w.c. and storage, fitted bath and large shower cubicle with drench head over.

Garden

Large slabbed patio area with further path leading to shed and lawn with matured borders. Access to side.

Council Tax

Tax band is F.

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.

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.

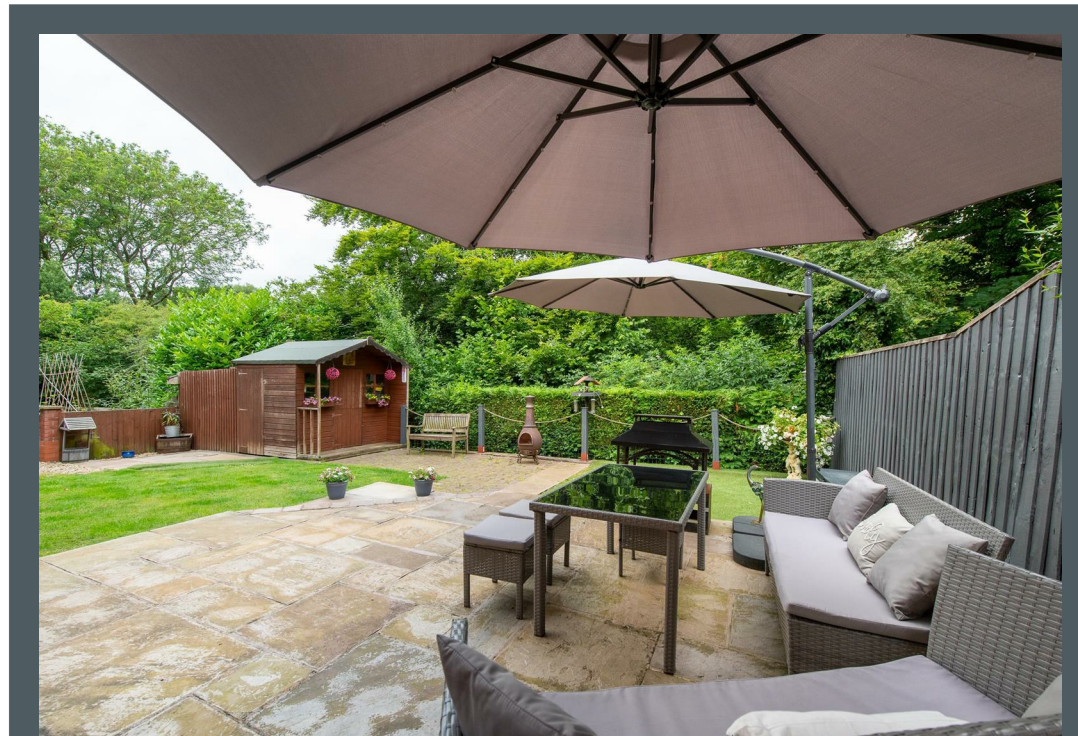
Referral Fee's

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.





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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