



LexAllan
Grove *Village*

...doing things differently

6 Nash Court, DY9 9TB

Guide Price £515,000

Welcome to 6 Nash Court, Belbroughton - a charming townhouse nestled in a picturesque village setting. This delightful property boasts a fabulous open plan kitchen living area with dining space, three bedrooms all with their own en-suites, offering ample space for comfortable living. Offering a beautifully designed interior that exudes warmth and style, the property has been lovingly renovated throughout ensuring a modern and inviting atmosphere.

One of the standout features of this property is its landscaped garden, providing a tranquil outdoor space perfect for relaxing or entertaining guests.

Located in the village of Belbroughton, the amenities on offer are within easy reach with access to various eateries and pubs, the local primary school, village shop, doctors and hairdressers. Local sports clubs also run regular sessions at both the tennis and cricket grounds.

Viewings are highly recommended to appreciate the high standard of renovation throughout!
EJ 11/7/24 V1







Approach

Approached via private road for residents with two allocated car park bays for secure parking and steps up to front door.

Entrance Hall

With central heating radiator, tiling to floor and stairs to first floor landing. Doors radiating to:

Kitchen Diner 10'2" x 15'8" (3.1 x 4.8)

With double glazing window to front and wooden flooring throughout. Featuring a variety of fitted wall and base units with work surface over, one and a half bowl stainless steel sink with drainage and Bosch induction hob with extractor fan over. Various integrated appliances including fridge freezer, dishwasher, oven and microwave, washing machine and dryer. Space for dining table and chairs.

Living Room 17'0" x 11'5" (5.2 x 3.5)

With double glazing windows and French doors to rear, central heating radiator and wood flooring throughout. Feature log burner with slate heart and oak beam mantle.

W.C.

With tiling to floor, central heating radiator, low level w.c. and hand wash basin.

First Floor Landing

With double glazing window to front, central heating radiator, airing cupboard and stairs to first floor. Doors radiating to:

Bedroom Two 9'2" x 14'1" (not into wardrobe) (2.8 x 4.3 (not into wardrobe))

With two double glazing windows to rear, central heating radiator and ample fitted storage. Door leading through to en-suite.

En-suite

With tiling to floor and splashback, central heating radiator, low level w.c., vanity wash hand basin with storage and shower cubicle.

Bedroom Three 13'9" x 18'4" (4.2 x 5.6)

With double glazing window to front, central heating radiator and large storage cupboard. Door leading through into en-suite.

En-suite

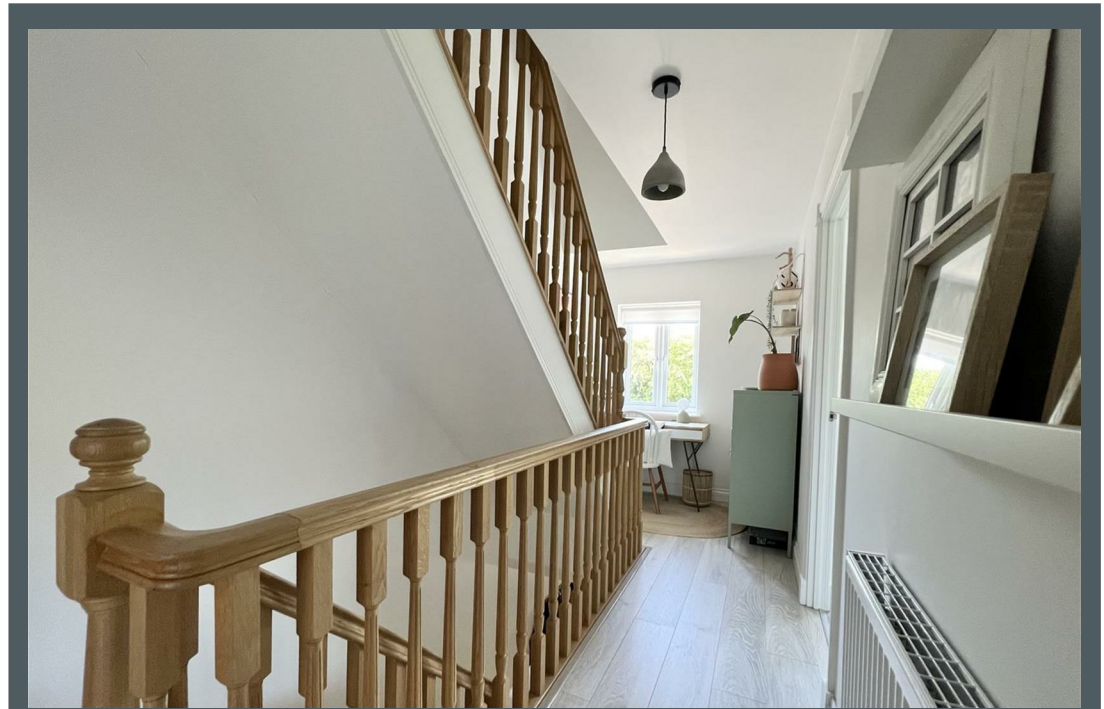
With chrome heated towel rail, and tiling to floor and walls. Vanity wash hand basin with storage, w.c. and shower cubicle.

Second Floor Landing

With door leading to main bedroom.

Bedroom One 13'9" x 18'4" (4.2 x 5.6)

With double glazing window to front, central heating radiator and large walk in wardrobe. Further storage into eaves and door leading through into en-suite.









En-suite

With chrome heated towel rail and tiling to floor and splashback. Low level w.c., fitted wash hand basin with storage and P shaped bath with shower over and glass shower screen.

Garden

With decked patio area, steps down to astroturf lawn, shed for storage and large planter beds on either side. Established borders with fence panels and gate for access to rear.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold with common managed areas. We have been advised there is an annual service charge of £500, A buyer is advised to obtain verification from their solicitor. We have been advised that there is an annual service charge of £500 for the general maintenance of managed areas.

Council Tax Banding

Tax Band is F

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.

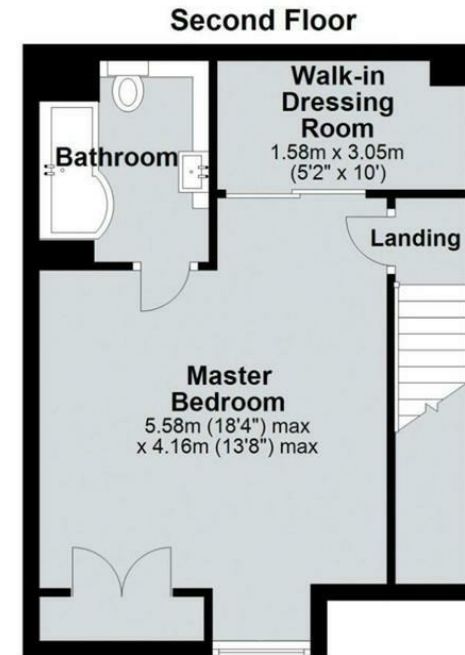
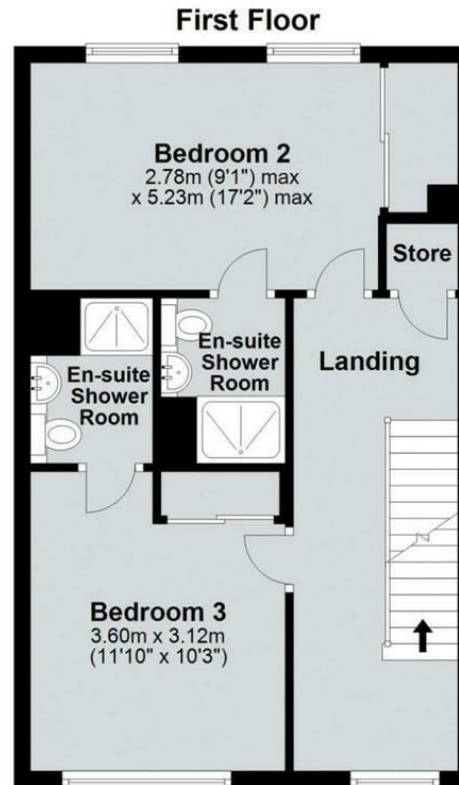
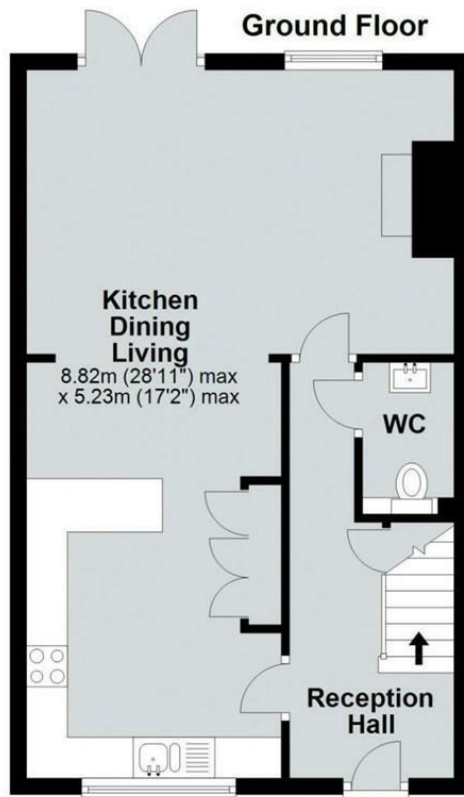
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee 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.



Approximate Gross Internal Floor Area:
 Ground Floor: 45sq m, 484sq ft
 First Floor: 45sq m, 484sq ft
 Second Floor: 36sq m, 387sq ft



EnergyCom

Produced by EnergyCom.
 This Floor Plan is presented as general guidance only.
 It cannot be relied upon as a statement of fact.
 Email: ecl@energy-survey.com

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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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