



LexAllan
Grove *Village*

...doing things differently

30 Nash Lane, Belbroughton, DY9 9SW

Guide Price £595,000

Lex Allan & Grove Village are pleased to present this beautiful four bedroom detached property! 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.

The property comprises a great sized living room with bay window to front, following through into the kitchen, dining room and conservatory. Internal access from the garage through into the utility provides security for the buyer. Upstairs you will find the four bedrooms, main with ensuite and a further family bathroom. The garden boasts a large patio area with lawn and established borders, steps lead down to a wildflower garden with shed for storage.

Please contact our Hagley office for a viewing, this home isn't one to be missed!





Approach

Approached via tarmac driveway with lawned area and gate to side for access.

Entrance Hall

With central heating radiator, stairs to first floor landing and door radiating to:

Living Room 12'9" max 12'5" min x 17'0" max (into bay) 15'5" m (3.9 max 3.8 min x 5.2 max (into bay) 4.7 min)

With double glazing bay window to front, two central heating radiators and feature sandstone fireplace with gas insert. Access to under stairs storage and door through into kitchen.

Kitchen 10'5" x 7'2" (3.2 x 2.2)

With double glazing window to rear, opening through into dining area and utility. Featuring various fitted wall and base units with work surface over and tiled splashback, one and a half bowl sink with drainage, four ring gas hob with extractor fan and integrated Bosch oven and grill. Further integrated fridge and freezer and space and plumbing for dishwasher.

Utility 7'10" max 2'7" min x 9'6" max 5'10" min (2.4 max 0.8 min x 2.9 max 1.8 min)

With double glazing window and door to rear, central heating radiator and tiling to half walls. Fitted wall and base units with work surface over, stainless steel sink with drainage and space and plumbing for white goods. Door giving access to w.c. and further door through into garage.

W.C.

With obscured double glazing window to side, central heating radiator and tiling to half walls. Low level w.c. and fitted hand wash basin.

Dining Room 9'2" x 10'9" (2.8 x 3.3)

With central heating radiator and glass double doors through into conservatory.

Conservatory 8'2" x 11'1" (2.5 x 3.4)

With double glazing windows, roof and doors out to patio, central heating radiator and tiling to floor.

First Floor Landing

Gallery style landing with access to loft via hatch, airing cupboard with water tank and doors radiating to:

Bedroom One 11'5" max 10'2" min x 13'5" max (into wardrobe) 7' (3.5 max 3.1 min x 4.1 max (into wardrobe) 2.4 min)

With double glazing window to rear, central heating radiator and fitted wardrobes with matching bedside tables and vanity desk. Door leading through into en-suite.

En-suite

With obscured double glazing window to rear, central heating radiator and tiling to walls. w.c., fitted vanity wash basin and corner shower.





Bedroom Two 13'5" x 8'6" (4.1 x 2.6)

With double glazing window to front and central heating radiator.

Bedroom Three 12'5" max 4'3" min x 9'6" max 8'6" min (3.8 max 1.3 min x 2.9 max 2.6 min)

With double glazing window to front and central heating radiator.

Bedroom Four 12'9" max 7'10" min x 8'2" max 4'11" min (3.9 max 2.4 min x 2.5 max 1.5 min)

With double glazing window to rear and central heating radiator.

Family Bathroom

With obscured double glazing window to front, central heating radiator and feature tiling to walls, w.c., fitted vanity wash basin and fitted bath with hand held shower.

Garage 16'0" x 8'6" (4.9 x 2.6)

With electric up and over garage doors, lighting overhead and access to fuse box.

Garden

With block paved patio area leading to circular lawn with paved path surrounding. Various planter beds with mature plants, steps down to further lawn area, shed for storage and established borders with fence panels.

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 Band

The council 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, Lex Allan Grove reserves the right to obtain electronic verification.

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.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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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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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