



LexAllan
Grove *Village*

...doing things differently

Long Meadow, 81 High Street, DY9 9ST

Asking Price £785,000

Long Meadow in Belbroughton is a home that will be familiar to many of you as easily recognisable by the famous scythe making sign erected in the gardens and grounds of this home. This family home was lovingly development by the same family that currently own it in 1963 and the beautiful design of the mature gardens that surround it planted by the then owner. The gardens and surroundings are a real feature to this home especially having benefits of being a stones throw from all the amenities that Belbroughton has to offer including great public houses and restaurants, shop, post office and hair dressers and yet within easy reach of some of Worcestershire's fantastic walks and scenery including the National Trust Clent Hills.

This fabulous detached family home comprises a welcoming porch and entrance hall, spacious lounge with open fireplace, separate dining room with open fireplace, downstairs w.c. and kitchen. On the first floor are three good sized bedrooms with family bathroom. Outside you will find an excellent mature garden and detached garage.

This property offers no upward chain and vacant possession. DAG 15/7/24 V1





Approach

Via gated stone chipping circular driveway with planted mature island and borders, the driveway continues to detached double garage, door gives access to porch and entrance hall.

Entrance hall

Stairs to first floor accommodation, wooden block flooring, door giving access to:

Lounge 22'11" x 12'9" (7.0 x 3.9)

Double glazed bay window to front and patio door leading to extensive rear garden, feature open fireplace, double glazed window to side elevation giving this room plenty of light due to the triple aspect.

Dining room 14'9" x 11'9" (4.5 x 3.6)

Double glazed window to front, open fireplace with brick built surround.

Kitchen 13'1" x 11'9" (4.0 x 3.6)

Double glazed window to rear and side, door to rear garden, wall and base units with roll top work surfaces over, space for appliances, splashback tiling.

Rear lobby

Door giving access to rear garden and door to downstairs w.c.

Downstairs w.c.

With w.c. and wash hand basin.

First floor landing

Double glazed window to rear and front, doors radiating to:

Bathroom

Double glazed obscured window to rear, window to side, w.c., bath, pedestal wash hand basin, door to airing cupboard.

Bedroom one 18'4" x 12'5" (5.6 x 3.8)

Double glazed window to front and rear, fitted wardrobes, dressing table and fitted drawers.

Bedroom two 11'5" x 12'1" (3.5 x 3.7)

Double glazed window to front.

Bedroom three 11'5" x 8'10" (3.5 x 2.7)

Double glazed window to side, loft access hatch with pull down ladder.

Detached garage 15'1" x 19'0" (4.6 x 5.8)

Electrically operated roller shutter door, windows to rear and side, pedestrian door to garage.

Gardens

Extensive gardens to front and rear with pathways meandering through mature planted borders, large ornate pond with centre island, further extensive wild garden and mature planted trees.







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 Banding

Tax Band is G.

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.

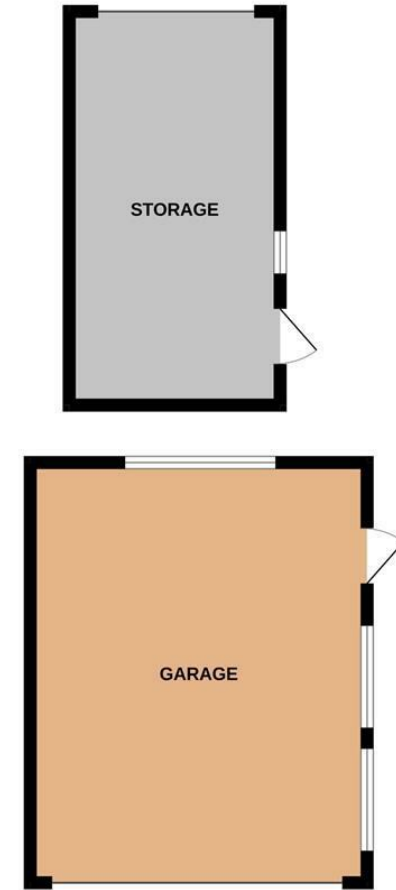
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for

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.







OUTSIDE
459 sq.ft. (42.7 sq.m.) approx.

TOTAL FLOOR AREA : 1936 sq.ft. (179.9 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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