



LexAllan
Grove *Village*

...doing things differently

8 Briar Hill, DY10 4SQ

Price Guide £625,000

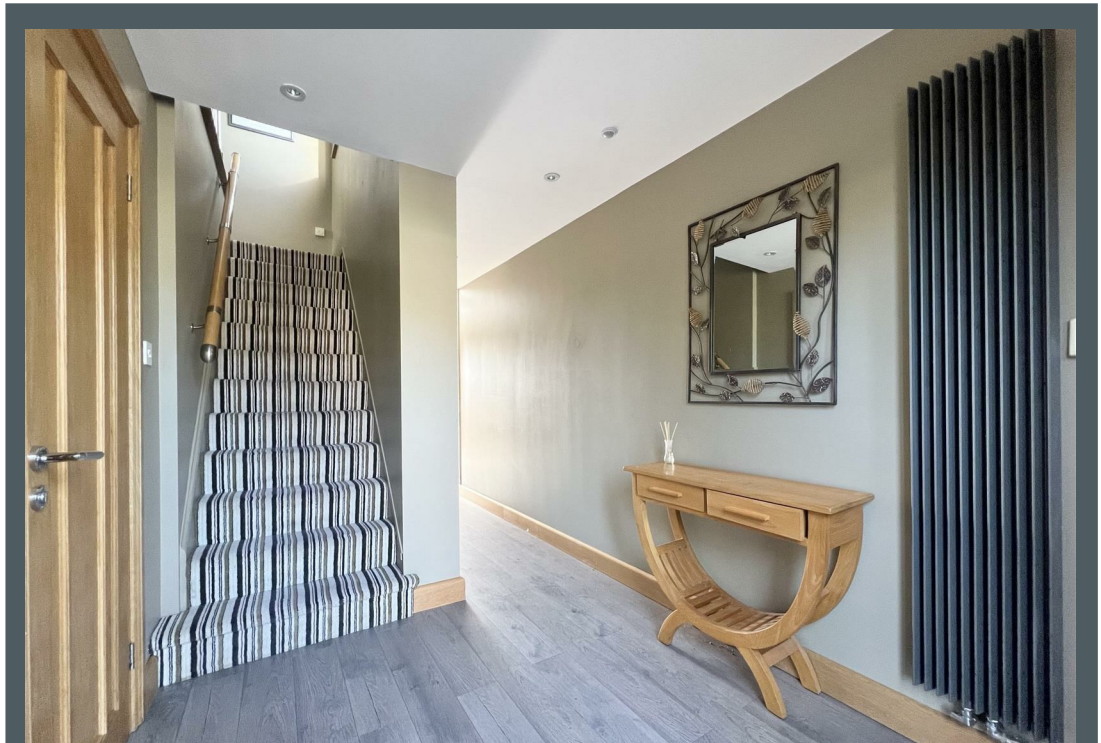
Home with a view

Welcome to this charming semi-detached house located in the picturesque village of Chaddesley Corbett. This property boasts an inviting reception room and large kitchen, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's ample space for the whole family to unwind and rest comfortably. Within walking distance of the local eateries, allotments, shops and countryside walks - this home is certainly a rare opportunity.

The house features a beautifully renovated interior, ensuring a modern and stylish living environment for its new owners. One of the standout features of this property is the extensively extended self-contained annexe, providing versatility and additional living space for guests, extended family, or even as a home office.

Parking will never be an issue with room for ample vehicles, making coming home or hosting gatherings a stress-free experience. The property also offers excellent views, allowing you to enjoy the beauty of the surrounding countryside right from the comfort of your own home.

Don't miss out on the opportunity to own this delightful property in a sought-after village location. Embrace the charm of village life while still enjoying modern amenities and a beautifully renovated home!





Approach

Approached via block paved driveway with steps up and established planter bed with mature plants.

Entry Hall

With door and floor to ceiling window to front, wood effect flooring and central heating radiator. Walkway through into kitchen, doors to w.c. and storage cupboard and stairs to first floor landing. Further door out to patio area.

W.C.

With obscured double glazing window to front, low level w.c. and fitted corner sink with storage.

Kitchen 11'9" max 8'6" min x 17'0" max 6'10" min (3.6 max 2.6 min x 5.2 max 2.1 min)

With double glazing window to front, wood effect flooring and decorative tiled splashback. Various fitted wall and base units with granite worksurface over, stainless steel sink with drainage and hot tap, Cookology four ring induction hob with extractor fan overhead. Integrated appliances such as two CDA oven, CDA microwave and CDA grill, integrated dishwasher and fridge freezer. With doorway through into living room.

Living Room 14'1" x 15'1" max 14'1" min (4.3 x 4.6 max 4.3 min)

With bifolds to rear, two decorative full length radiators and tiled feature wall with facilities for a media wall.

First Floor Landing

With double glazing window to side, central heating radiator and stairs to second floor. Doors radiating to:

Bedroom One 18'0" max 8'10" min x 10'9" max 6'10" min (5.5 max 2.7 min x 3.3 max 2.1 min)

With full length double glazing window to rear, central heating radiator and ample fitted wardrobes for storage.

Bedroom Two 9'2" x 10'5" (2.8 x 3.2)

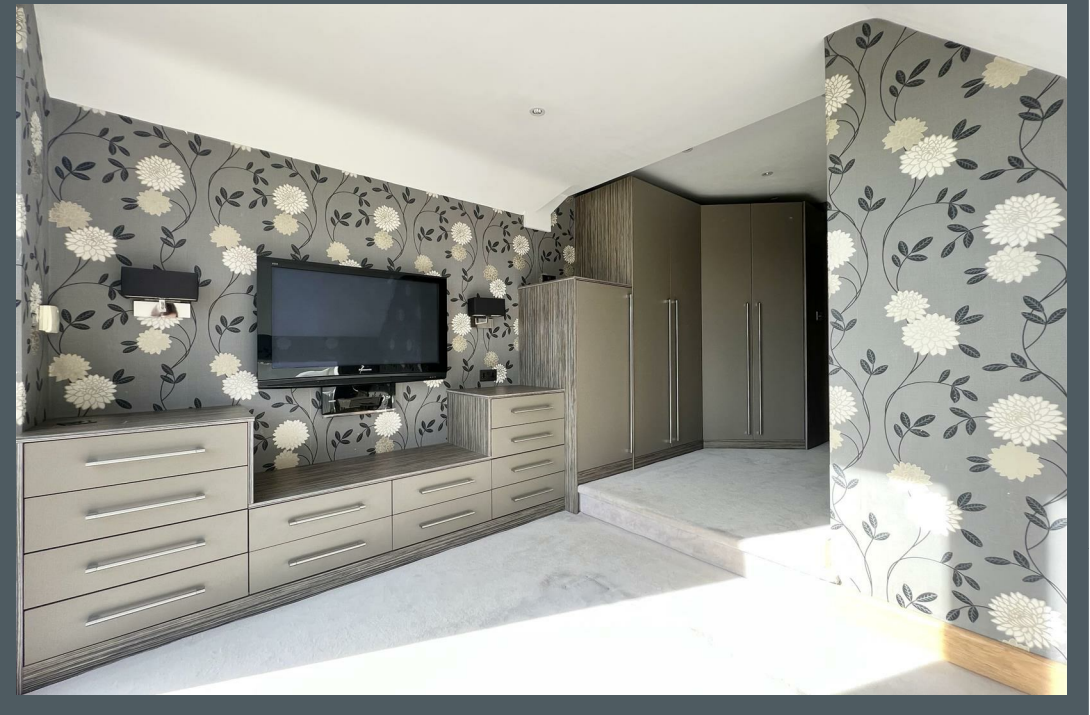
With double glazing window to front, central heating radiator and ample fitted storage.

Bathroom

With double glazing window to rear, decorative towel rail and tiling to floor and splash back. Fitted vanity sink with storage and low level w.c., fitted bath and Insignia fitted power shower cubicle.

Bedroom Three 15'1" max 12'1" min x 10'2" max 3'7" min (4.6 max 3.7 min x 3.1 max 1.1 min)

Accessed via stairs from first floor landing. Two Velux windows to rear, central heating radiator and fitted storage. Access to eaves storage via hatch to the side.





Bungalow

This property benefits from a separate self contained annexe with kitchen, living area, two bedrooms and bathroom.

Bungalow- Entry Hall

With central heating radiator, wood effect flooring and step down into kitchen.

Bungalow- Kitchen 6'10" x 11'5" (2.1 x 3.5)

With obscured double glazing window to side, wood effect flooring and opening through into living area. Fitted wall and base units with worksurface over, sink with drainage, four ring induction hob with extractor fan, Beko oven and integrated fridge freezer.

Bungalow- Living Room 14'1" x 14'5" (4.3 x 4.4)

With bifold doors to rear, central heating radiator and wood effect flooring.

Bungalow- Study/ Bedroom Two 6'10" x 13'9" (2.1 x 4.2)

With double glazing window to side and central heating radiator.

Bungalow- Cloakroom

With wood effect flooring, low level w.c., fitted sink, space and plumbing for white goods and housing boiler.

Bungalow- Bedroom One 16'8" max 9'6" min x 10'9" max 5'6" min (5.1 max 2.9 min x 3.3 max 1.7 min)

With double glazing window to front, central heating radiator and door through to ensuite.

Bungalow- Ensuite

With chrome heated towel radiator, tiling to floor and walls, low level w.c., fitted sink and walk in shower cubicle with drench head over.

Garden

With beautiful tiled patio area and decking providing ample seating space, steps down to lawn and access to summer house. Established borders with hedging and fencing at the rear.

Summer House

With bifold doors, wood affect flooring and spotlights overhead.

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 C.

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.

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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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