

Grove.

FIND YOUR HOME

30 Bartholemews Lane, Bromsgrove B61 0AY

Offers In The Region Of £220,000

30 Bartholemews Lane

A delightful two bedroom end of terraced property that sits within the sought after location of Bartholemews Lane just off 'Lea Park Rise'.

The property has been well maintained throughout and has a spacious design that briefly comprises of : Entrance hallway, kitchen being of good size with space and plumbing for utilities, lounge with patio doors to the garden area and stairs leading to the first floor, landing area , two double bedrooms and a house bathroom. There is a pleasant rear garden that has a side gate access and the property also benefits from communal parking. Being within easy access to Bromsgrove Town this is a perfect opportunity for First Time Buyers or Investors and early viewings are highly recommended.





















Approach
Access via tarmac driveway, leading to communal parking area.

Entrance Hall
With central heating radiator, decorative radiator cover, doors leading to kitchen and lounge.

Kitchen 9'6" x 10'5" (2.9 x 3.2)
Double glazed window to side, central heating radiator, range of matching wall and base units with complimentary surface over, tiled splashbacks, 1.5 bowl sink with drainer and mixer tap, space for washing machine and dryer, four ring gas hob, oven with extractor fan above and cupboard housing central heating boiler.

Lounge 12'1" x 13'7" max including stairs 12'9" min (3.7 x 4.15 max including stairs 3.9 min)
Double glazed window to rear, double glazed french patio doors to rear, central heating radiator, stairs leading to first floor.

Bedroom one 8'10" x 13'8" (2.7 x 4.17)
Double glazed window to rear, central heating radiator.

Bedroom two 10'9" x 7'2" (3.28 x 2.2)
Double glazed window to side, central heating radiator, built in wardrobe.

Bathroom
Double glazed obscured window to side, central heating radiator, part tiled walls, low level flush w.c., pedestal wash hand basin, panelled bath with shower head over.

Garden
With fence panel boarders, side gate access to front, patio area and lawn.

Tenure - Freehold
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
Tax band is C.

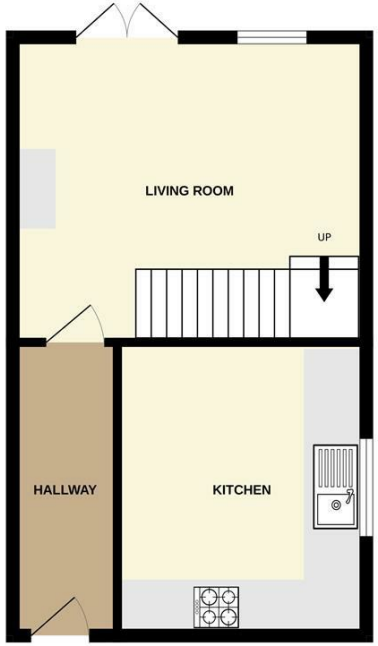
Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group 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.

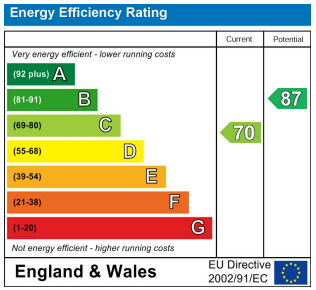
GROUND FLOOR



1ST FLOOR



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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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