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17 Borrowdale Close, Brierley Hill DY5 3RW

Guide Price £500,000

# 17 Borrowdale Close

Ideally located between Withymoor and Amblecote on the quiet cul de sac of Borrowdale Close, this stylish four-bedroom home is perfect for families looking to be within easy reach of local amenities including a health centre, schooling at primary and secondary level with Peters Hill Primary School and Thorns Collegiate Academy both in walking distance, public transport routes, and green spaces.

Upon approach via the large driveway with cladded garage and covered seating area, you are welcomed through the porch into the entrance hall, with doors leading off to a modern kitchen diner, cosy living room with log burner, second reception room which is currently set up as a bar, and a downstairs w.c.

On the first floor, the main bedroom boasts an ensuite with sliding panelled door and built in storage. The second bedroom features a walk in dressing area and there are a further two bedrooms, along with the house bathroom.

The garden to the rear is an ideal entertaining space with patio and decking areas, a firepit, low maintenance Astro turf lawn, and a covered pergola offering the perfect space for a hot tub.

Please contact our Hagley branch for an appointment to view.













Approach
Approached via tarmac driveway with open porch seating area and gate to side for access through to the garden.

Porch
With double glazed windows surrounding, quarry tiled flooring and door through into the entrance hall.

Entrance Hall
With central heating radiator, decorative panelling to walls and stairs to the first floor landing. Doors lead through to:

Living Room 15'8" max 14'1" min x 13'1" max 4'3" min (4.8 max 4.3 min x 4.0 max 1.3 min )
With French doors to the rear, central heating radiator and feature fireplace with slate hearth, brick surround and log burner. Sliding oak double doors lead through into the kitchen diner.

Kitchen Diner 12'9" max 2'11" min x 23'11" max 11'1" min (3.9 max 0.9 min x 7.3 max 3.4 min)
With French doors to the rear and two double glazed windows to front, two central heating radiator and wood effect flooring. Featuring a variety of fitted gloss wall and base units with quartz worksurface and a matching island, sink with drainage and an AEG induction hob with extractor fan overhead. Integrated appliances include a dishwasher, washing machine, oven, microwave and warming drawer, along with space and plumbing for further white goods.

Laundry
With door out to the garden and fitted storage cupboard with space and plumbing for white goods.

W.C.
With obscured double glazed window into the porch, central heating radiator, w.c. and hand wash basin.

Second Reception Room 7'6" max 5'6" min x 16'8" max 10'9" min (2.3 max 1.7 min x 5.1 max 3.3 min)
With double glazed window to front, central heating radiator, wood flooring and storage cupboard with house boiler.
Agents Note: This space is currently set up as a bar.





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THE HUSTLE BAR
Established in lockdown 2020
BAR OPEN

First Floor Landing
With obscured double glazed window to side, central heating radiator, airing cupboard and access to the loft via hatch. Doors lead through to:

Bedroom One 10'2" x 10'9" (not into wardrobes) (3.1 x 3.3 (not into wardrobes))
With double glazed window to rear, central heating radiator and fitted gloss wardrobes for storage. Sliding door with decorative panelling and mirror leads into the ensuite.

Ensuite
With obscured double glazed window to side, underfloor heating and tiling to walls. There is a low level w.c., floating vanity sink with storage, lighting and shaving point and shower cubicle with hand held shower, drench head and inbuilt shelf.

Bedroom Two 10'2" max 4'3" min x 11'5" max 1'7" min (3.1 max 1.3 min x 3.5 max 0.5 min)
With double glazed window to rear, central heating radiator, wood flooring and dressing area with spotlights and storage.

Bedroom Three 10'2" max 8'6" min x 9'2" max 5'2" min (3.1 max 2.6 min x 2.8 max 1.6 min)
With double glazed window to front, central heating radiator and wood flooring.

Bedroom Four 7'2" x 7'10" (2.2 x 2.4)
With double glazed window to front, central heating radiator and wood flooring.
AGENTS NOTE: This space is currently used as an office.

Bathroom
With obscured double glazed window to front, central heating radiator and tiling to walls. There is a pedestal sink, w.c. and fitted bath.

Garage 16'0" x 16'4" (4.9 x 5.0)
With roller shutter garage door, lighting, electric points and door to side.

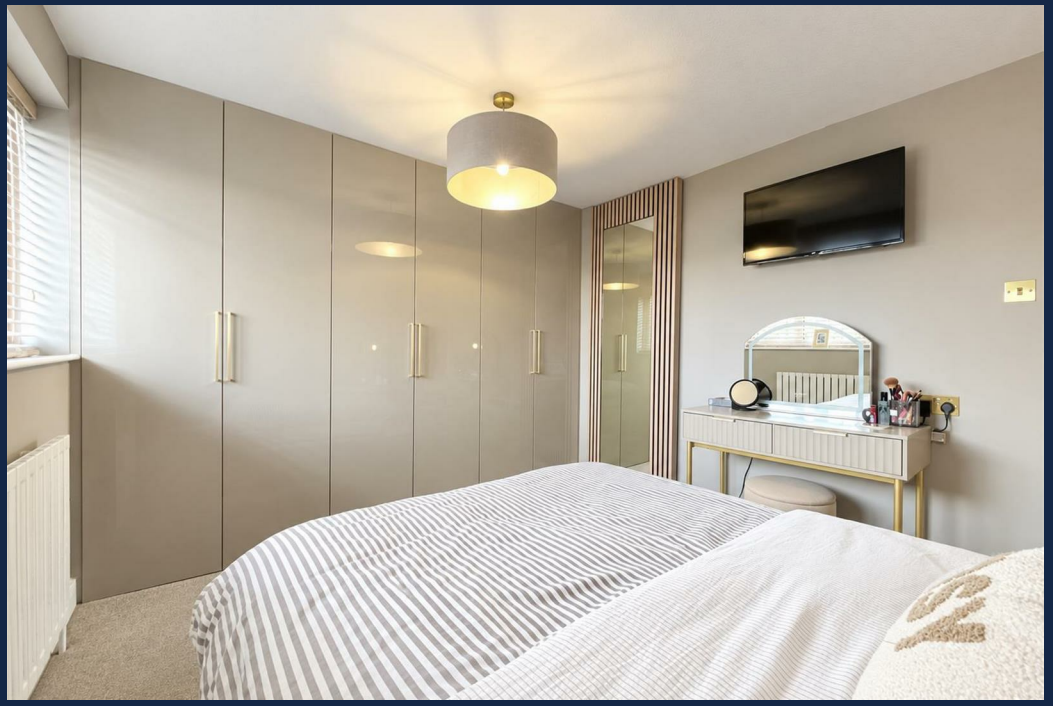
Garden
With paved patio and firepit, raised decking area and steps with pathway leading through Astro turf lawn to a further seating space. There is a covered pergola to the rear along with raised planter beds, mature tree and established fence panel borders with a gate to front for side access.

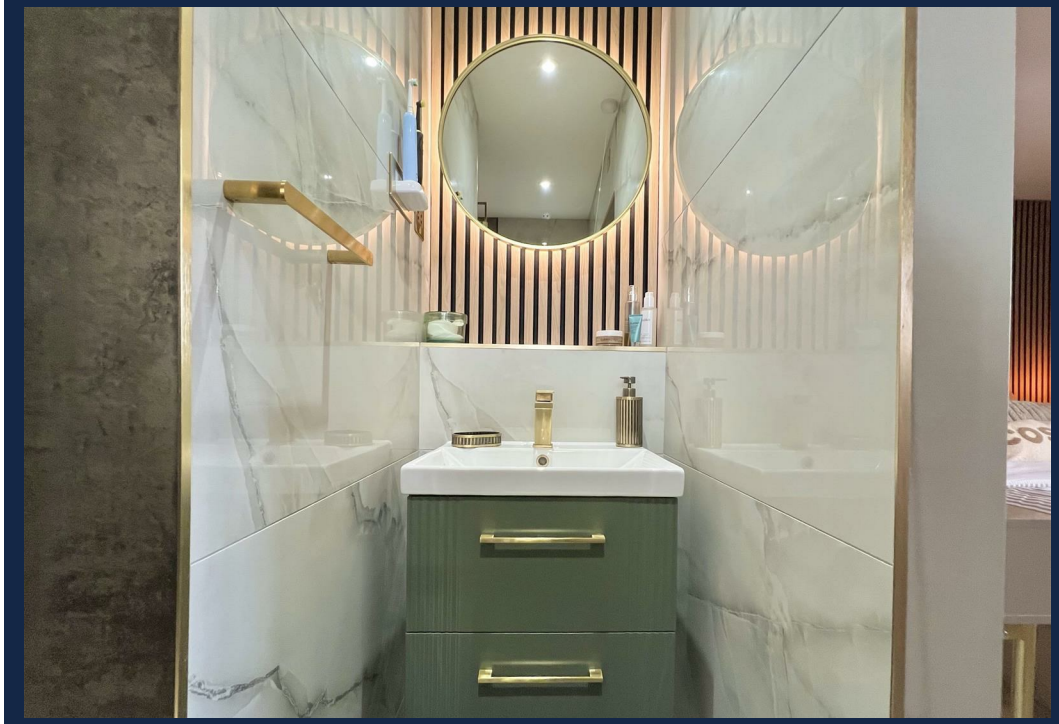




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Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is D.

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.



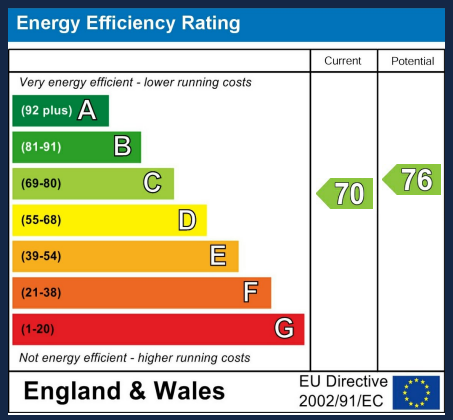

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.




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