

3 Barnsley Hall
Barnsley Hall Road,
Bromsgrove B61 0TX
Asking Price £310,000

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Apartment 3, Barnsley Hall

Grove Properties are delighted to present this beautiful one bedroom apartment presented in excellent condition on Barnsley Hall Road with no upward chain.

Approached through electric gates, the ground floor apartment has one allocated parking space with EV charging point and a walled patio area to sit out and enjoy the warmer weather. Through the entrance hall, the character features make a lovely first impression, with high ceilings, sash windows and traditional style radiators and herringbone wood flooring.

The spacious open plan kitchen living space is flooded with natural light and boasts a feature sandstone fireplace and high end kitchen with quality integrated goods. Through to the main bedroom, the bay style window offers views out onto the fields opposite and bespoke fitted wardrobes for storage.

The stylish bathroom with marble effect floor to ceiling tiles and unique gold hardware accents creates a lovely tranquil space to unwind. There is also a useful utility room with ample space for white goods.

Located just outside the town centre of Bromsgrove, amenities are easily accessed via car and commuter links are excellent via the local motorway links.

To arrange a viewing of this charming apartment, please contact our Hagley branch.





Approach

Approached via electric gated residents driveway with allocated parking space and EV charger.

Entrance Hall

With double glazed sash window to side, central heating radiator and herringbone style wood flooring. Doors lead through to:

Kitchen Living Space 21'7" max x 17'0" max (6.6 max x 5.2 max)

With four double glazed sash windows to side, two central heating radiators, herringbone wood flooring throughout and a sandstone feature fireplace. Featuring a variety of bespoke Elgar Chartwell fitted wall and base units with a quartz worksurface over, one and a half bowl sink with drainage, integrated bin and a Neff hob with extractor fan overhead. There are also various integrated appliances such as a fridge freezer, dishwasher and Neff oven with grill and separate microwave.

Bedroom 12'5" max 15'1" max (3.8 max 4.6 max)

With double glazed sash bay style window to front, central heating radiator and bespoke fitted wardrobes with panelled doors and matching drawers.

Shower Room

With two double glazed sash windows to rear, central heating radiator and marble effect tiling to floor and walls. There is a low level w.c., floating vanity sink with storage and a shower cubicle with hand held shower and drench head over.

Utility 5'6" x 6'10" (1.7 x 2.1)

With double glazed sash window to rear, central heating radiator, herringbone wood effect flooring and bespoke storage with space and plumbing for white goods.

Patio

A paved patio area, ideal for a bistro table and chairs to enjoy the warmer evenings.

Parking

Accessed via electric gates and located to the rear of the property. One allocated space with EV charging point.



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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 a shared freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is B.

Money Laundering Regulations

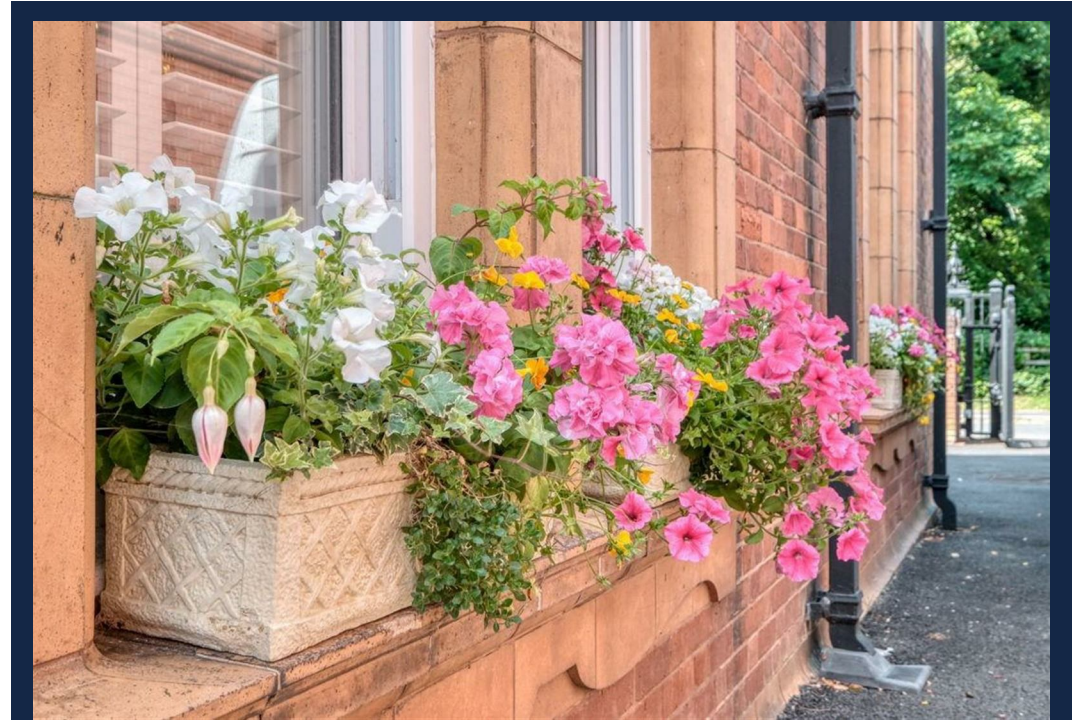
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide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



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GROUND FLOOR



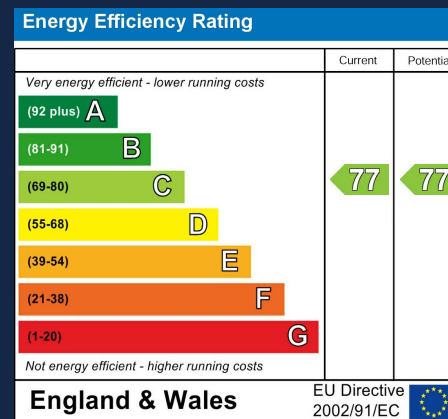
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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