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16 Woodfield, Belbroughton, DY9 9SZ

Guide Price £250,000

16 Woodfield

Proudly presenting this delightful three bedroom property on the ever popular retirement development of Woodfield in Belbroughton.

Positioned just a short distance away from Belbroughton High Street, amenities such as the village shop with post office, various pubs and a GP Surgery are all within walking distance. There is also a regular bus route through from Bromsgrove to Stourbridge, offering travel flexibility and access to nearby towns.

The property comprises a welcoming entry hall with downstairs w.c., leading through into the large living room, dining room, conservatory and separate kitchen. Upstairs you will find the three bedrooms, two of which are doubles, all with fitted storage and the good sized bathroom.

Outside offers a private patio area with views out onto the communal gardens and access to both residents and visitors parking.

To arrange a viewing, please contact our Hagley office.

Approach
Approached via pathway with lawns to either side and weather porch.

Entrance Hall
With central heating radiator, stairs to the first floor landing and doors leading to:

Shower Room
With central heating radiator, tiling to walls, fitted vanity sink, w.c. and shower cubicle.

Living Room 12'1" max x 16'0" max (3.7 max x 4.9 max)
With double glazed bow window to front, central heating radiator and feature fireplace. This space is open plan into the dining area and further door leads into the kitchen.

Dining Room 9'6" max x 11'1" max (2.9 max x 3.4 max)
With central heating radiator and sliding doors into the conservatory.

Conservatory 9'6" max x 12'5" max (2.9 max x 3.8 max)
With double glazed windows surrounding and door out to the patio.

Kitchen 11'1" x 8'6" (3.4 x 2.6)
With double glazed window to rear and central heating radiator. Featuring various fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage, hob with extractor fan overhead and integrated goods including a fridge freezer, oven and grill. There is further space and plumbing for white goods as well as the house boiler.

First Floor Landing
With access to the loft via hatch and doors leading to:

Bedroom One 12'9" (not into wardrobes) x 11'5" (3.9 (not into wardrobes) x 3.5)
With double glazed window to rear, central heating radiator and fitted sliding door wardrobes for storage.

Bedroom Two 9'2" x 12'5" (2.8 x 3.8)
With double glazed window to front, central heating radiator and fitted wardrobes for storage.

Bedroom Three 9'2" max 6'2" min x 9'2" max (into wardrobes) 4'3" (2.8 max 1.9 min x 2.8 max (into wardrobes) 1.3 min)
With double glazed window to front, central heating radiator and fitted sliding door wardrobes for storage.

Bathroom
With obscured double glazed window to rear, central heating radiator and tiling to walls. There is a fitted vanity sink with storage, w.c. and a fitted bath with hand held shower. There is also an airing cupboard for storage.

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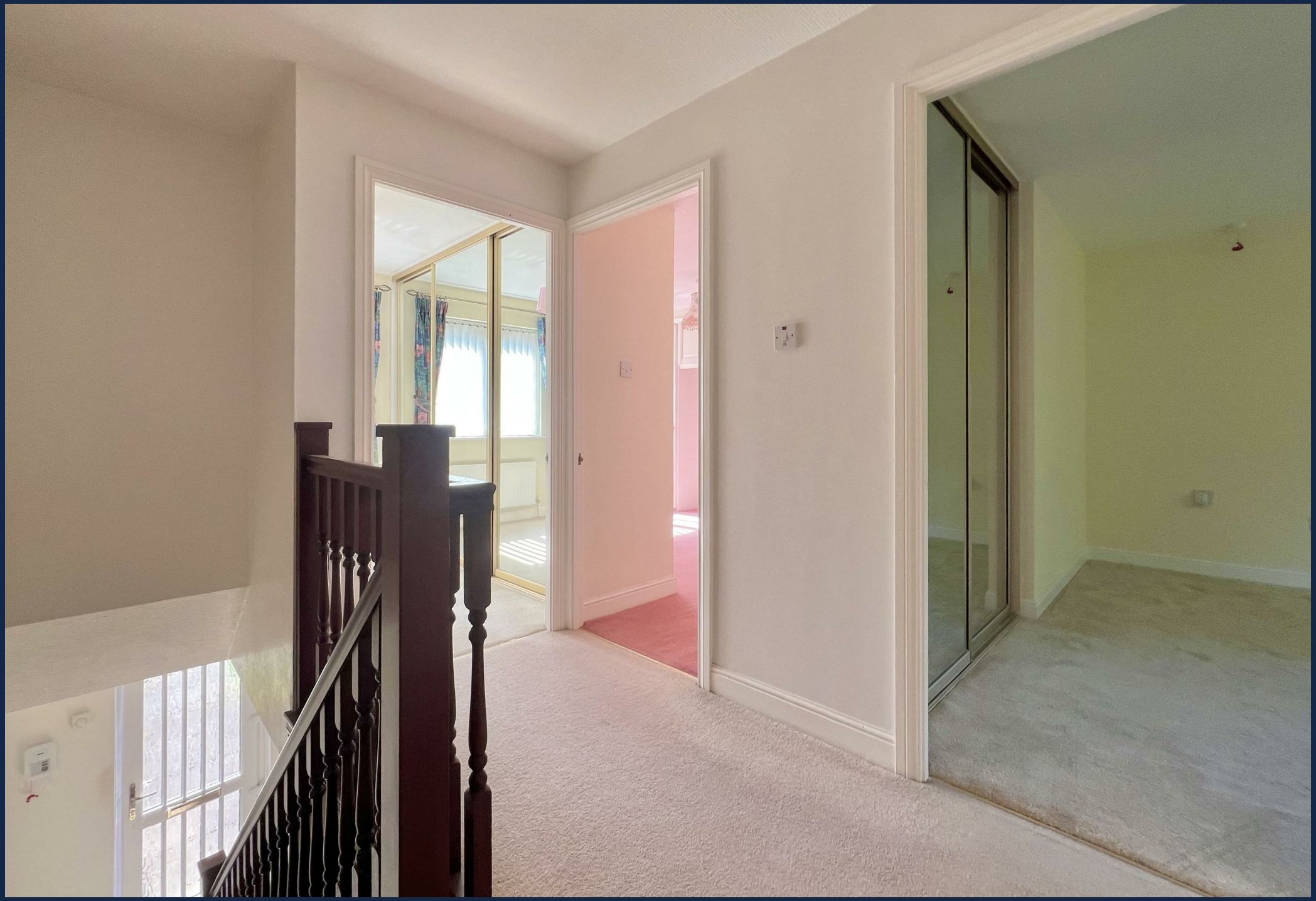

Garage
Single garage with up and over garage door. Located opposite the main development.

Garden
A peaceful space with paved patio area, shed for storage and access to the residents lawn with mature shrubs and trees.

Tenure - Leasehold
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is a Leasehold, over 55's development and has annual service charge of £2,540. Other charges may be payable. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is E.

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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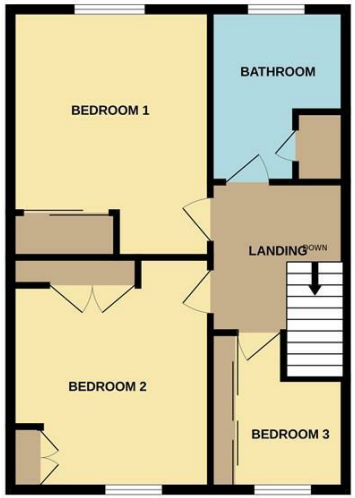
GROUND FLOOR

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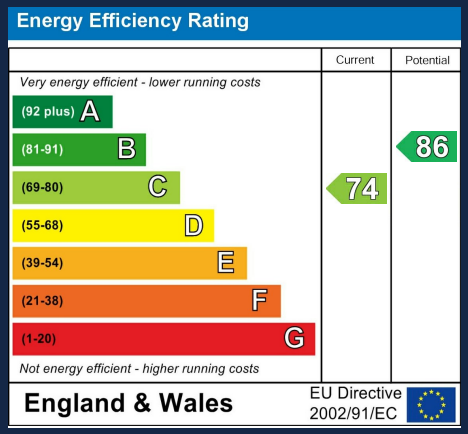
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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