



Grove.

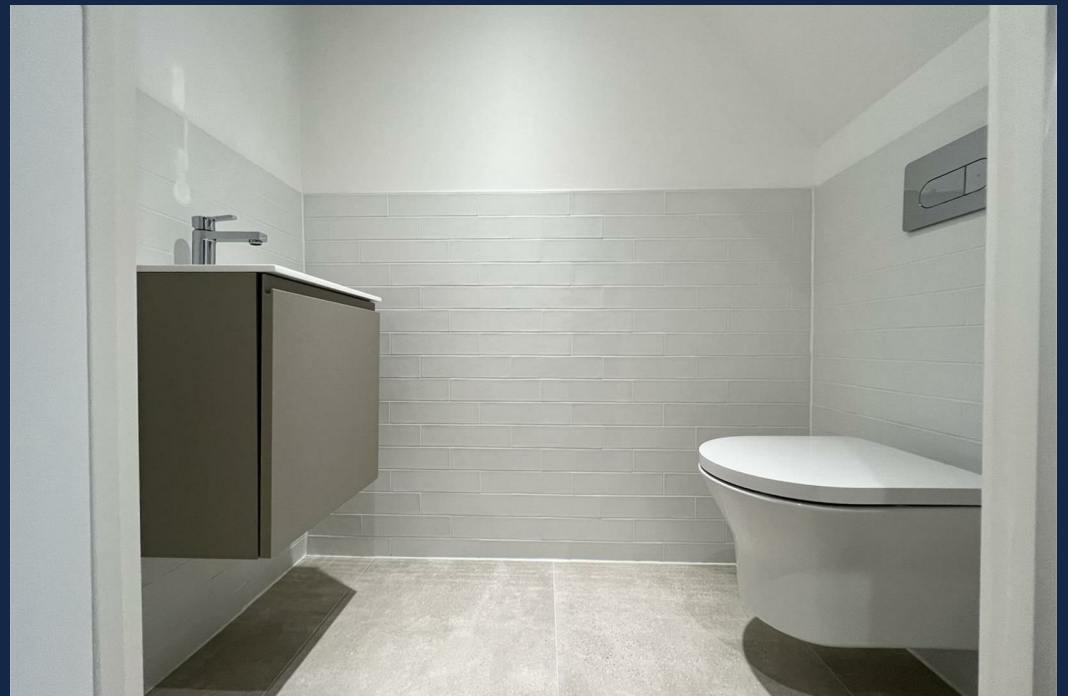
FIND YOUR HOME

8 Bellamy Close, Belbroughton DY9 9AN

Guide Price £425,000

8 Bellamy Close

THREE BEDROOM TERRACED HOME LOCATED IN THE HEART OF BELBROUGHTON! Bellamy Close offers perfect family living for those looking to enjoy the obvious benefits of living in a small but vibrant and some might say one of the prettiest Worcestershire villages around. Excellent local amenities including deli, numerous eateries and pubs, shops, hairdressers, schooling and offering good commuter links to Hagley and Bromsgrove. Belbroughton is also near to the popular National Trust Clent Hills for those wishing to enjoy outdoor pursuits yet with an easy reach of urban civilization. Junction 4 of the M5 is also with in close proximity and Hagley train station offering excellent commuter opportunities is near by.





Approach
Via pathway leading to front door.

Hallway
With central heating radiator, wood effect flooring, Nest heating control and doors radiating to:

Kitchen 12'6" x 8'1" (3.82 x 2.47)
Double glazed window to front, central heating radiator, Porcelanosa floor tiles, fitted Wren wall and base shaker style units, marble style worksurface over, inset stainless steel sink with inset drainage, integrated Bosch appliances including fridge freezer, washer dryer, dishwasher, four ring induction hob and extractor fan over.

Lounge Dining 15'1" max 7'6" min x 16'4" max 11'0" min (4.60 max 2.28 min x 4.97 max 3.35 min)
Double glazed window and French doors to rear, central heating radiator, t.v. point and b.t. broadband.

Downstairs W.C.
Porcelanosa tiling to floor and walls, vanity wash hand basin unit and low level w.c.

First Floor Landing
Double glazed window to front, central heating radiator and storage cupboard.

Bedroom One 12'2" max x 15'2" max (into wardrobe) (3.71 max x 4.62 max (into wardrobe))
Two double glazed windows to rear, central heating radiator, fitted wardrobes and t.v. point

Bedroom Three 8'4" x 9'4" (2.53 x 2.84)
Double glazed window to front, central heating radiator and t.v. point.

Family Bathroom 8'3" x 6'4" (2.51 x 1.92)
Porcelanosa tiling to floor and walls, Porcelanosa bathroom suite with vanity wash hand basin, low level w.c., fitted bath with shower over with drench head and chrome heated towel rail.

Second Floor Landing
Door giving access to:

Bedroom Two 9'3" max x 15'2" max (2.82 max x 4.63 max)
With velux window to rear, central heating radiator and t.v. point.

En-suite
Porcelanosa tiling to floor and walls, Porcelanosa shower with low level w.c., vanity wash hand basin, walk in shower with drench head.





Garden

Patio area with lawn beyond, storage shed and gate for access.

Parking

Two allocated car parking spaces.

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.

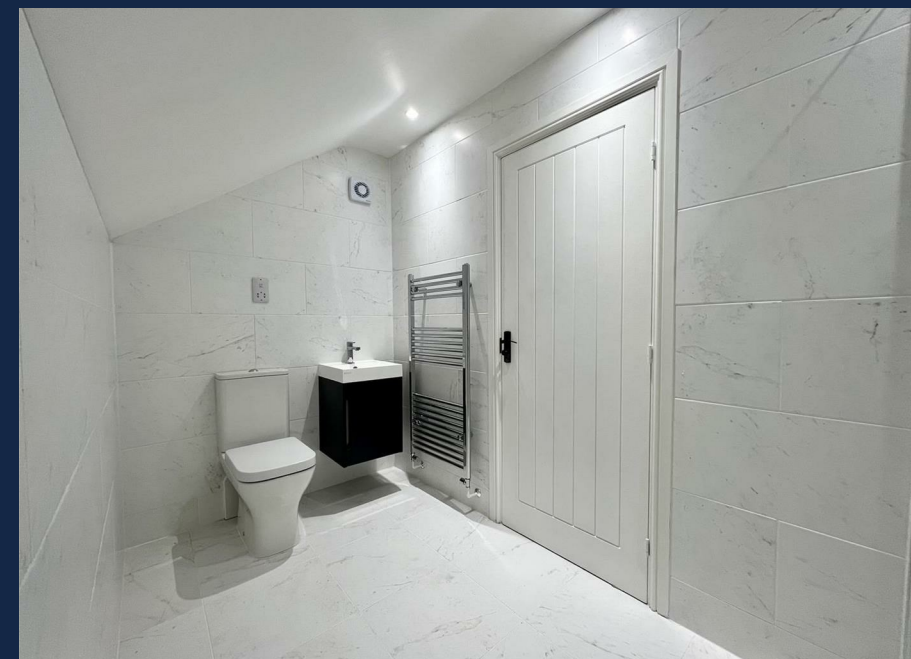
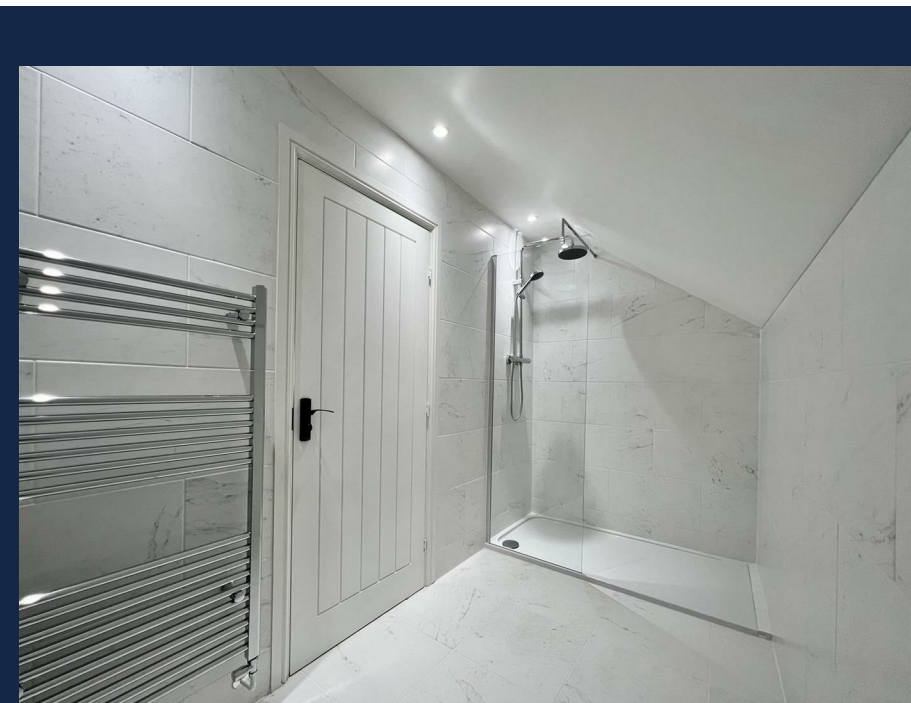
Referral Fee's

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.

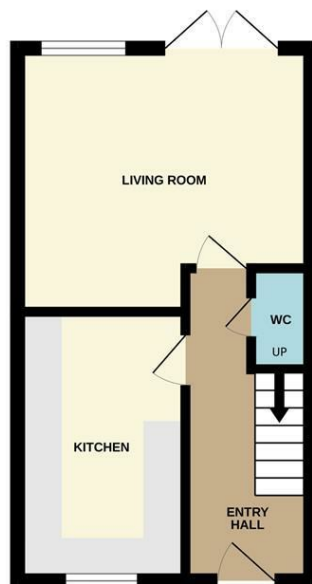


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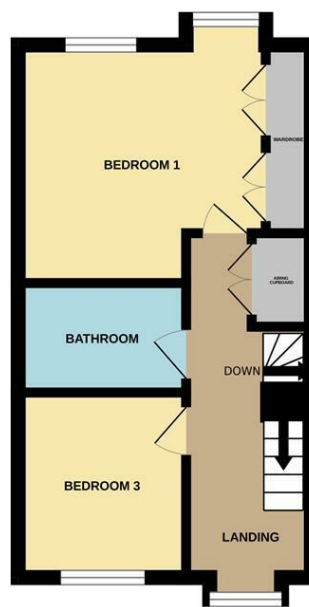
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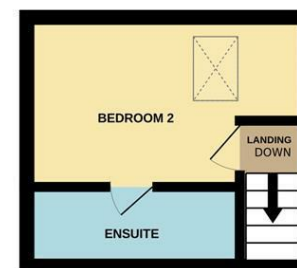
GROUND FLOOR



1ST FLOOR



2ND FLOOR



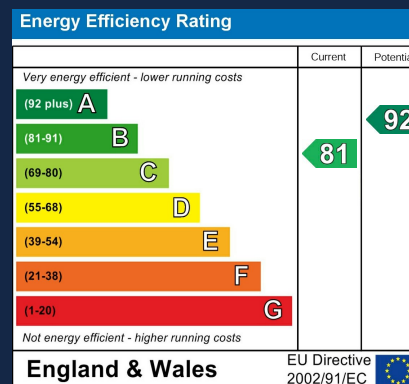
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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