

Grove.

FIND YOUR HOME

41 Brompton Drive, Brierley Hill DY5 3NZ

Guide Price £330,000

Home with a view

An ideally located three bedroom link detached property on Brompton Drive, in the popular area of Amblecote and Withymoor.

Positioned opposite the green with children's gated play area, this home is perfect for young families looking to be within the area and offers good schooling options for all ages. Local amenities including a health care centre, supermarket, further green spaces to enjoy and public transport links are all within easy reach.

Comprising a welcoming living room with media wall, large kitchen diner, conservatory to the rear, a main bedroom with fitted wardrobes, two further bedrooms and the modern house shower room.

To the rear there is a pleasant garden with patio and lawn, ideal for children to enjoy during warmer weather and ample space to host loved ones.

Viewings are by appointment and can be arrange via our Hagley office.

Grove loves...

























Approach
Approached via driveway with gate to side for access to the garden, garage to front and doors through into the porch.

Porch
With door through into the entrance hall.

Entrance Hall
With central heating radiator, stairs to the first floor landing and door through into:

Living Room 14'5" max 8'10" min x 11'9" max 9'10" min (4.4 max 2.7 min x 3.6 max 3.0 min)
With double glazed bow window to front, central heating radiator and media wall. Door leads through into:

Kitchen Diner 9'10" max x 23'7" max (3.0 max x 7.2 max)
With double glazed window to rear, sky lantern overhead and central heating radiator. Featuring fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage, integrated fridge freezer and dishwasher, space for an oven with extractor fan overhead, and space and plumbing for white goods. Doors lead to an understairs store cupboard and the conservatory.

Conservatory 6'2" x 14'1" (1.9 x 4.3)
With French doors to the rear and double glazed windows surrounding.

First Floor Landing
With obscured double glazed window to side and doors leading to:

Bedroom One 8'6" max 5'10" min x 12'5" max 11'9" min (2.6 max 1.8 min x 3.8 max 3.6 min)
With two double glazed windows to front, central heating radiator and fitted wardrobes for storage. There is also a further storage cupboard.

Bedroom Two 9'2" max 2'7" min x 8'10" max 6'10" min (2.8 max 0.8 min x 2.7 max 2.1 min)
With double glazed window to rear and central heating radiator.

Bedroom Three 6'10" x 7'10" (2.1 x 2.4)
With double glazed window to rear, central heating radiator and wood flooring.

Bathroom
With obscured double glazed window to side, central heating radiator, w.c., fitted vanity sink and walk in shower with hand held shower and drench head.

Garage 16'0" x 8'6" (4.9 x 2.6)
With up and over garage door to front.








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Garden
With paved patio area, lawn, mature planter beds and established boundaries with fence panels and gate to side for access to the front.

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.

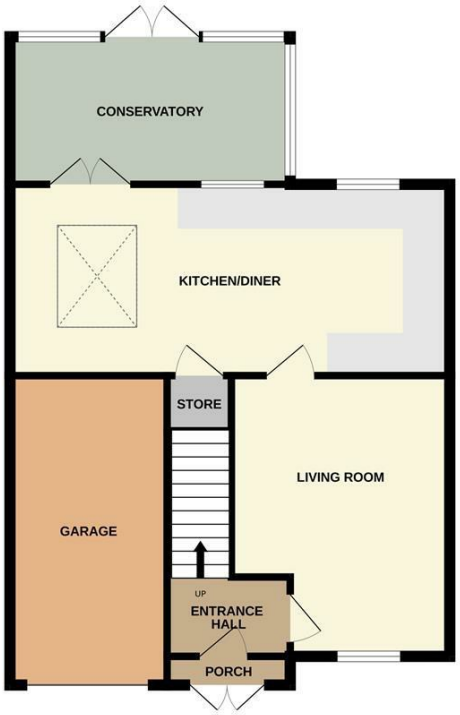
Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you 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.

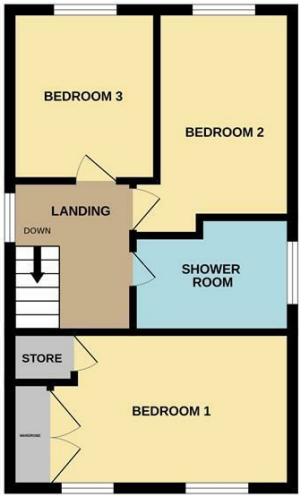
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee 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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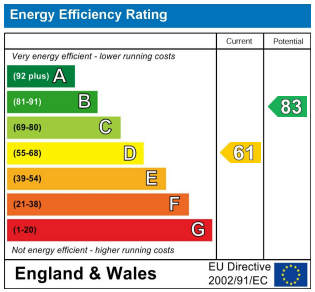

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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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