



Grove.

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23 Holy Cross Lane, Belbroughton, DY9 9SH

Offers In The Region Of £950,000

23 Holy Cross Lane

Having been entirely renovated and modernised, this beautifully presented four-bedroom property on Holy Cross Lane is the ideal home for families looking to be within a village setting whilst having easy access to surrounding amenities.

Positioned between the villages of Clent and Belbroughton, residents benefit from various pubs and eateries in both villages, alongside schooling at primary school level and being within catchment for high schools in the nearby village of Hagley. Belbroughton also offers a GP surgery and post office, whilst Clent is known for it's beautiful countryside walks and volunteer run 'Clent Connect' village shop and café.

For commuters, the motorway networks are just a short drive away and provide straight forward routes to Birmingham, Worcester and further afield. There is also a public bus route through Belbroughton and Clent that runs from Bromsgrove to Stourbridge.

To the front of the property lies a tarmac driveway with block paved edging, EV charger, oak weather porch and bespoke cement fibre cladding. The ground floor offers a spacious kitchen living space with bespoke kitchen, sky lanterns and stunning views across the neighbouring fields towards the Clee Hills, a separate reception room that is currently used as a playroom, utility and boot room with matching bespoke units, downstairs w.c., office space and the fourth bedroom with ensuite shower room.

On the first floor, the three double bedrooms all offer far reaching countryside views and are linked to the air conditioning system. The main bedroom boasts a modern ensuite shower room and the stylish house bathroom is a tranquil retreat.

The garden to the rear is an ideal space to enjoy with loved ones; the newly paved patio area provides ample space for dining and lounge furniture, the large lawn is great for children to play or to host larger groups and the uninterrupted countryside views provide the perfect backdrop to any occasion.







Approach

Approached via large driveway with space for four vehicles, security bollards and EV charger. Oak porch leads through to the entrance hall and there is a gate to side for access to the garden.

Entrance Hall

With wood effect tiled flooring and water underfloor heating, oak staircase to the first floor landing and doors lead to:

Office 7'6" x 9'6" (2.3 x 2.9)

With double glazed window to front, wood effect tiled flooring and underfloor heating throughout.

Kitchen Living Space 24'11" max 11'9" min x 31'5" max 5'2" min (7.6 max 3.6 min x 9.6 max 1.6 min)

With two double glazed windows to side, sliding glass doors to rear and two large sky lanterns with bespoke electric remote controlled blinds. The kitchen space features a variety of wall and base units with bespoke granite worksurface over and a matching island, two bowl Belfast sink with Quooker tap, Bora induction hob with integral extractor fan and large pantry cupboard. Integrated appliances include a dishwasher, oven and grill, alongside space and plumbing for a large American style fridge freezer.

Snug 9'6" x 9'10" (2.9 x 3.0)

With double glazed window to side, tiled flooring with underfloor heating and sliding doors into the kitchen living space.

Utility 7'10" max x 7'2" max (2.4 max x 2.2 max)

With double glazed window to side, wood effect tiled flooring with underfloor heating and chrome heated towel radiator. There are bespoke wall and base units with granite worksurface over, stainless steel sink and space and plumbing for white goods. Opening leads through into the boot room.

Boot Room

With door to side, wood effect tiled flooring with underfloor heating, base units with granite worksurface over and house boiler.

W.C.

With wood effect tiled flooring and underfloor heating, w.c. and vanity unit with storage and hand wash basin.



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Bedroom Four 9'6" x 12'5" (2.9 x 3.8)

With double glazed window to front, underfloor heating and door into shower room.

Ensuite

With obscured double glazed window to side, chrome heated towel radiator and tiling to floor and walls. There is a vanity unit with storage and hand wash basin, w.c. and shower cubicle with hand held shower and drench head over.

First Floor Landing

With sun tunnel overhead, large airing cupboard with radiator and doors leading to:

Bedroom One 13'1" (not into wardrobes) x 11'9" (4.0 (not into wardrobes) x 3.6)

With double glazed window to rear, central heating radiator, air conditioning system and bespoke fitted wardrobes with smoked mirrored sliding doors. Door leads through to the ensuite.

Ensuite

With obscured double glazed window to side, heated towel radiator and tiling to floor and walls. There is a His & Hers vanity with sink bowls and storage, a w.c. and walk in shower cubicle with integral shelf and lighting.

Bedroom Two 11'9" max 2'7" min x 10'9" max 9'6" min (3.6 max 0.8 min x 3.3 max 2.9 min)

With double glazed window to front, central heating radiator and air conditioning system, bespoke fitted wardrobes with smoked mirrored sliding doors and access to the loft via hatch.

Bedroom Three 9'6" max 3'11" min x 18'0" max 10'9" min (2.9 max 1.2 min x 5.5 max 3.3 min)

With double glazed window to rear, central heating radiator, air conditioning system and access to the loft via hatch.

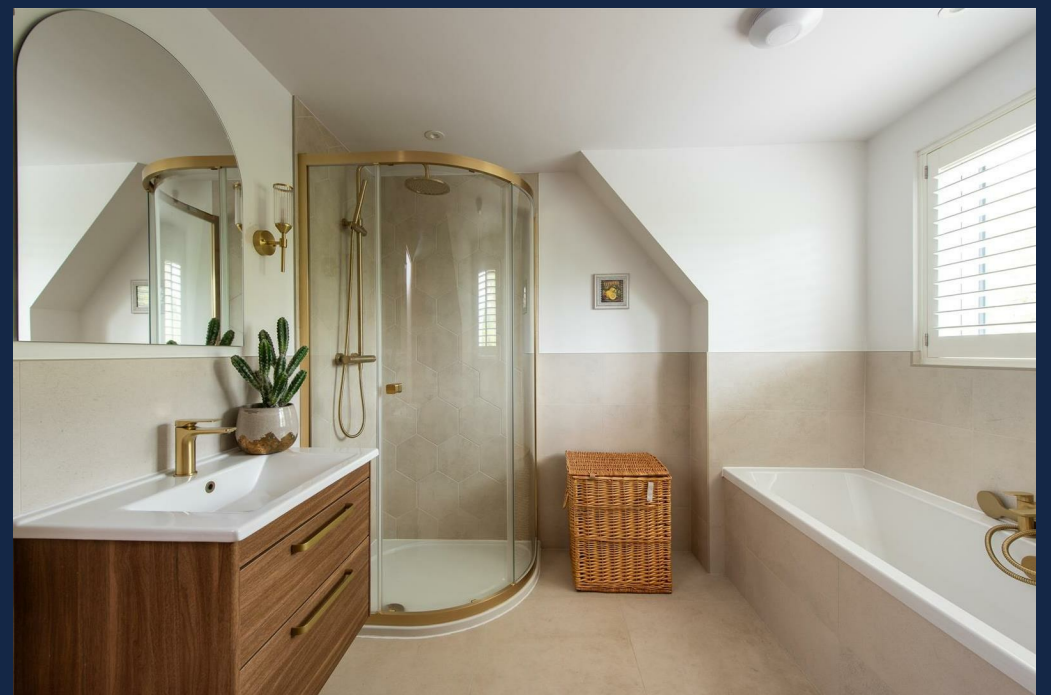
Bathroom

With double glazed window to front, heated towel radiator and tiling to floor and half walls. There is a floating vanity unit with storage and hand wash basin, w.c., fitted bath with hand held shower and separate corner shower cubicle with hand held shower and drench head over.



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Garden

A fabulous space with far reaching views across to the Cleve Hills, there is a large paved patio area offering ample space for seating and dining furniture, newly laid stone steps up to the lawn and planter beds to sides. The borders are established with fence panels and there is space to the side with a shed for storage, access to the air conditioning system unit and gate to side for access to the driveway.

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 F.

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.

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.

FLOORPLAN

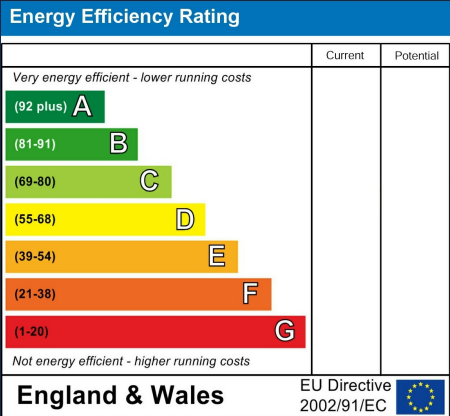
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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