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Meadow View, Gorse Green Lane, Belbroughton, DY9 9UN

Guide Price £530,000

# Meadow View

Grove are delighted to present Meadow View, a beautiful mid 1800s cottage located on Gorse Green Lane, on the outskirts of Belbroughton. Its rural location boasts picturesque views of the surrounding countryside, stunning nature walks in and around the National Trust Clent Hills and is perfect for prospective buyers looking for a home filled with character. The central village of Belbroughton offers access to great local amenities, including a post office and village shop, deli, GP surgery and schooling at primary level. For those with secondary school age children, the neighbouring village of Hagley provides two popular high schools.

Upon approach via the gravel driveway and steps up through the mature front garden, you are welcomed through the porch into the living room, with open fireplace and bespoke storage. Following through into the lounge, French doors lead out to the patio for scenic garden views and this space is open plan into the country style kitchen diner.

On the first first floor, there are three bright and airy double bedrooms and a modern house shower room with stylish tiling.

The sunny garden is a lovely area to enjoy the warmer months, with patio spaces, lawns and mature plant borders offering privacy and a serene escape.

To arrange a viewing, please contact our Hagley office.









Approach
Approached via gravel driveway with paved steps up to the porch, gate into the garden and large established planter beds.

Porch
With window to front and door through into the living room.

Living Room 14'5" max 11'9" min x 12'5" max 4'7" min (4.4 max 3.6 min x 3.8 max 1.4 min)
With bow window to front, central heating radiator and wood flooring. There are bespoke fitted storage cupboards and a feature brick fireplace with open fire and beam mantle. Door leads through into:

Lounge 9'6" x 12'1" (2.9 x 3.7)
With bow window to front, French doors to the side, central heating radiator and wood flooring. Opening leads through into the kitchen diner.

Kitchen Diner 20'8"ax 10'2" min x 12'5" max 6'2" min (6.3max 3.1 min x 3.8 max 1.9 min)
With dual aspect double glazed windows to front and side, door to the garden, two central heating radiators and quarry tiling to floor. Featuring fitted wall and base units with granite worksurface over, Belfast sink with drainage and range oven. There is also space and plumbing for white goods, along with further space for dining furniture.

Hallway
With oak staircase leading to the first floor landing and large understairs storage cupboard with part plumbing to convert to a w.c.

Landing
With double glazed window to the rear, airing cupboard and doors leading to:

Bedroom One 12'9" max (not into wardrobes) x 12'5" max (3.9 max (not into wardrobes) x 3.8 max)
With two double glazed windows to front, central heating radiator, feature fireplace and two bespoke storage cupboards.

Bedroom Two 12'1" max x 12'9" max (3.7 max x 3.9 max)
With dual aspect double glazed windows to side and rear, skylight overhead and central heating radiator.





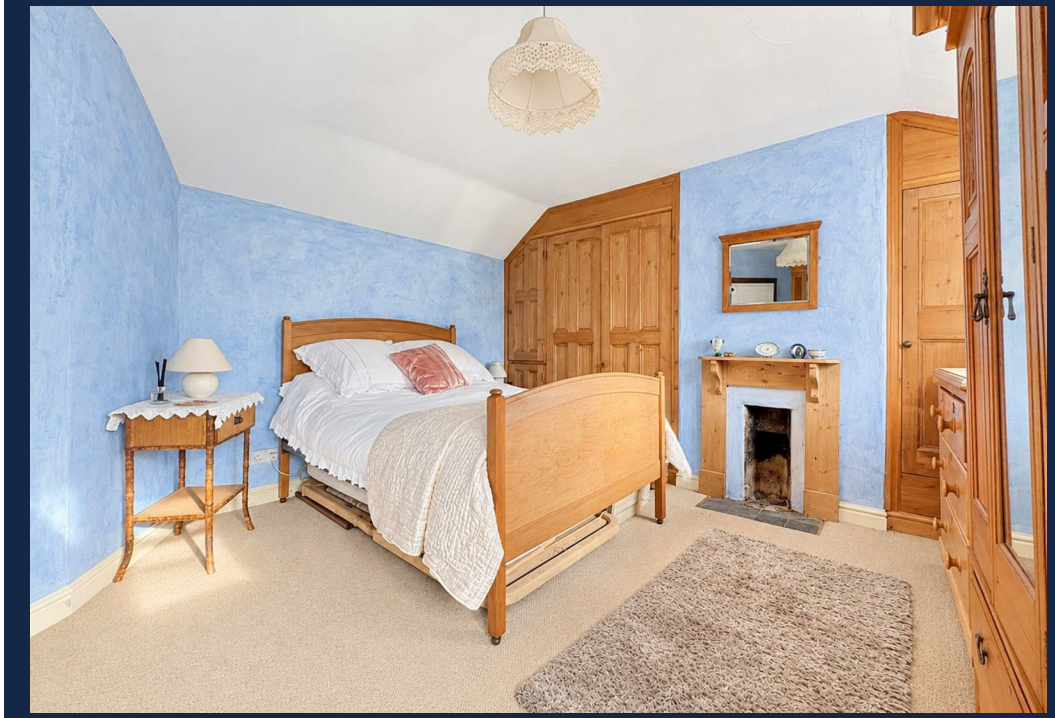
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Bedroom Three 9'6" x 9'2" (2.9 x 2.8)
With dual aspect double glazed windows to front and side, central heating radiator and access to the loft via hatch.

Bathroom
With double glazed window to rear, Velux skylight overhead, chrome heated towel radiator and tiling to splashback. There is a pedestal sink, w.c. and large shower cubicle with hand held shower and drench head.

Garden
A tranquil space with patio areas ideal to enjoy a morning coffee or evening meal during the warmer months, mature planter beds with established plants, pond and shed for storage to the rear. Steps lead up to a gate giving access to the rear of the property for maintenance and further gate leads to the front of the property with wrap around patio.

Garage 17'4" x 8'10" (5.3 x 2.7)
With door to front and log store to the rear.

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 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





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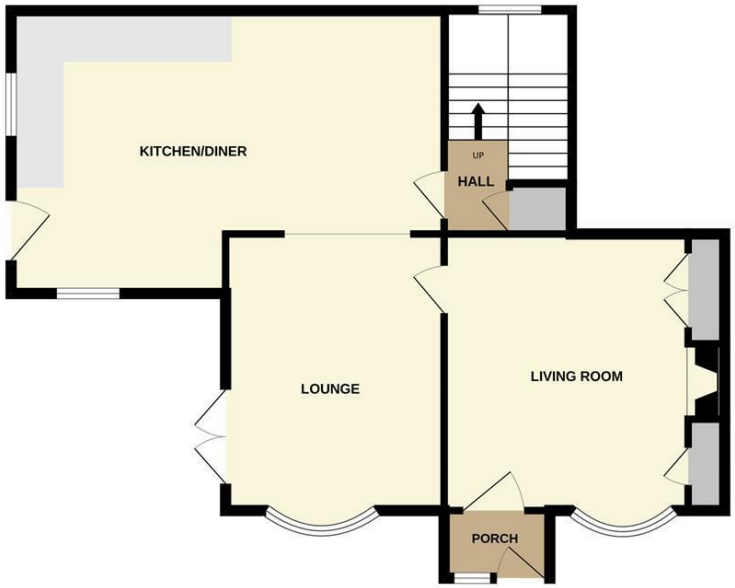


We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed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



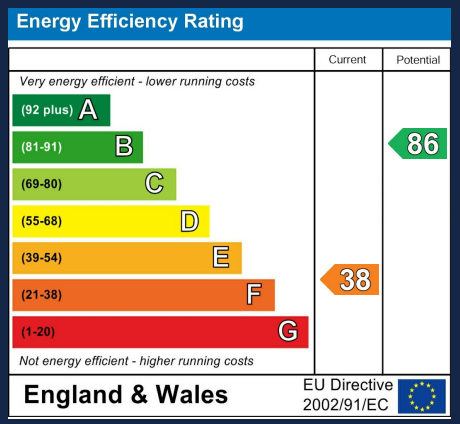

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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