

Grove.

FIND YOUR HOME

75 Hartle Lane, DY9 9TN

Asking Price £650,000

75 Hartle Lane

A beautiful period Grade II listed property located on Hartle Lane in Belbroughton, this characterful home offers four bedrooms and is ideal for families looking for rural living whilst also being within easy reach of surrounding amenities.

The village of Belbroughton is popular with residents and offers access to a local village shop with post office, hairdressers, deli, GP surgery and various pubs and eateries. For those who enjoy the outdoors, there is a village tennis and cricket club and many countryside walks to enjoy. For families, there is schooling available at primary level, and the neighbouring village of Hagley provides secondary education.

Upon approach, the lovely curb appeal with ample off-road parking and picturesque setting creates a home to be proud of. The kitchen diner with views out onto the garden and slate tiling leads through to the large living room with open fireplace and log burner along with a further snug room and downstairs w.c.

On the first floor, there are two double bedrooms, one of which with an ensuite shower room, a further bedroom and the family bathroom with vaulted ceiling.

Upstairs on the second floor, the fourth bedroom provides useful storage and the landing is currently used as a music space but could be ideal for an office area.

To the rear, the peaceful garden with large patio area and lawn is a great space to sit out during the warmer months, host loved ones and for children to play.

Viewings for this charming family home are via appointment and can be arranged through our Hagley branch.
















ANIMAL
MOTORCYCLE
MAXIMUM

Approach
Approached via gravel driveway with hedging and gate through into the garden. There is access to the side of the property through into the kitchen or alternatively, the door to the front leads through into the living room.

Kitchen Diner 15'1" max 9'2" min x 22'7" max 7'2" min (4.6 max 2.8 min x 6.9 max 2.2 min)
With double glazed windows and French doors to rear, door to side out to the driveway, central heating radiator and slate tiled flooring. Featuring a variety of fitted wall and base units with worksurface over, Belfast sink with drainage and range oven with extractor fan over. There are various integrated appliances including a fridge freezer, dishwasher and further white goods.

Living Room 15'5" max x 15'8" max (4.7 max x 4.8 max)
With double glazed window to front, central heating radiator and wood flooring throughout. There is an impressive feature fireplace with brick surround and log burner, along with original character beams overhead.

Snug 9'2" x 8'2" (2.8 x 2.5)
With double glazed window to front, central heating radiator and wood flooring. There is a feature fireplace with log burner and brick surround, along with understairs store cupboard.

W.C.
With obscured double glazed window to side, central heating radiator and tiling to floor. There is a pedestal sink, w.c. and house boiler.

First Floor Landing
With double glazed window to side, central heating radiator and character beams overhead. Oak doors lead to:

Bedroom One 15'8" max 10'5" min x 12'5" max 7'6" min (4.8 max 3.2 min x 3.8 max 2.3 min)
With double glazed window to front, central heating radiator and feature wrought iron fireplace. There are character beams overhead, along with walk in storage cupboard and door through to the ensuite.





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JAWS
GOD SAVE THE QUEEN
GUINNESS








A DAY AT THE
BEACH
RESTORES
the soul

Ensuite
With skylight overhead, chrome heated radiator and original beam flooring. There is a pedestal sink, w.c. and shower cubicle.

Bedroom Two 10'9" max 5'10" min x 12'9" max 10'9" min (3.3 max 1.8 min x 3.9 max 3.3 min)
With double glazed window to rear, central heating radiator, character beams overhead and access to loft storage via hatch.

Bedroom Four 7'6" x 8'2" (2.3 x 2.5)
With double glazed window to front, central heating radiator and wood beams overhead.

Bathroom
With obscured double glazed window to rear, central heating radiator and wood flooring. There is a pedestal sink, w.c. and fitted bath with hand held shower over.

Second Floor Landing
With double glazed window to side, central heating radiator and beams overhead. Oak door leads through to:

Bedroom Three 12'5" x 12'1" (3.8 x 3.7)
With skylight to rear, two central heating radiators, oak beams overhead and a clever use of storage with decorative panelling. AGENTS NOTE: Restricted head height in some areas due to eaves.

Garden
With paved patio area and steps up to the lawn, established planter beds with mature shrubs and shed for storage. The borders are established with fence panels and there is a gate through from the driveway for access.

Garage/Workshop/Car Port
Constructed with horizontal larch boarding with slate roof.

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.





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Council Tax
Tax band is F.

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.





TOTAL FLOOR AREA : 1789 sq.ft. (166.2 sq.m.) approx.

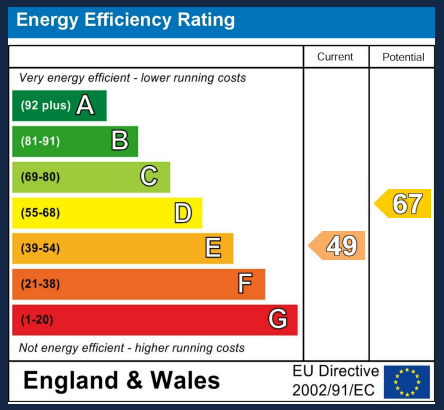
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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