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7a Belbroughton Road, Blakedown, DY10 3JG

Guide Price £350,000

7A Belbroughton Road

Grove Properties Group are delighted to present this charming three-bedroom detached home WITH NO UPWARD CHAIN, perfectly positioned on the sought-after Belbroughton Road in the heart of Blakedown.

Blakedown is a thriving village, popular with families and professionals alike. It offers a welcoming community atmosphere, with cosy pubs, a well-regarded primary school, a local shop, and miles of picturesque countryside walks. Excellent transport links are right on your doorstep — Blakedown train station is just a short stroll away, providing direct connections to Birmingham, Worcester and beyond, ideal for commuters and those who enjoy city life while returning home to a peaceful village setting.

Inside, the property is thoughtfully arranged across three floors. The welcoming entrance hall leads into a bright and sociable open-plan kitchen and living area, designed for modern lifestyles. This space is perfect for both relaxed family time and entertaining friends, while a convenient downstairs W.C. completes the ground floor.

On the first floor you'll find the main bedroom, a stylish house bathroom, and a versatile third bedroom — currently enjoyed as a dressing room, but equally suited as a third double bedroom, a nursery or home office. The top floor offers a spacious second bedroom with its own shower room, providing a private retreat for guests or older children.

The outside space is equally appealing. The rear garden offers a wonderful setting for summer barbecues, children's play, or simply enjoying a quiet evening outdoors. To the front, a paved driveway provides off-road parking for two vehicles, making parking stress free.

This is a beautiful home that combines village charm with modern practicality — a perfect choice for young families, professionals, or anyone seeking a welcoming community with great connections.

Approach
Approached via block paved driveway with gated pathway to the side for access to the garden.

Entry Hall
With wood flooring, stairs to the first floor landing and doors leading to:

Kitchen Living Space 12'9" max 5'10" min x 27'2" max 4'3" min (3.9 max 1.8 min x 8.3 max 1.3 min)
With double glazing window to front and further double glazing window to rear with French doors out to the patio, wood flooring throughout and two central heating radiators. Featuring various fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage, cooker and four ring hob with extractor fan overhead . Integrated appliances include fridge freezer and dishwasher and there is further space and plumbing for white goods.

Downstairs W.C.
With obscured double glazing window to side, central heating radiator, wood flooring, pedestal sink and w.c.

First Floor Landing
With central heating radiator, stairs to the second floor and doors leading to:

Bedroom One 12'5" max 5'10" min x 10'5" max 8'10" min (3.8 max 1.8 min x 3.2 max 2.7 min)
With two double glazing windows to front, central heating radiator and fitted wardrobes for storage along with matching drawers.

Bathroom
With obscured double glazing window to side, central heating radiator and tiling to floor. There is a w.c., pedestal sink and clawfoot bath with hand held shower. There is also an airing cupboard for storage.

Bedroom Three 12'9" max 6'2" min x 8'2" max 5'10" min (3.9 max 1.9 min x 2.5 max 1.8 min)
With two double glazing windows to rear, central heating radiator and fitted wardrobes for storage.

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Second Floor Landing
With access to loft space in the eaves and doors to:

Bedroom Two 12'9" max 9'6" min x 10'2" max 5'2" min (3.9 max 2.9 min x 3.1 max 1.6 min)
With two Velux windows to front and central heating radiator.

Shower Room
With obscured double glazing window to side, central heating radiator and tiling to floor, splashback and shower cubicle. There is a pedestal sink, w.c. and shower cubicle.

Garden
With paved patio area and pathway leading to further patio at the rear, Astro turf lawn and large shed for storage. There are established borders to either side and gate to side gives access to the front of the property.

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 Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant

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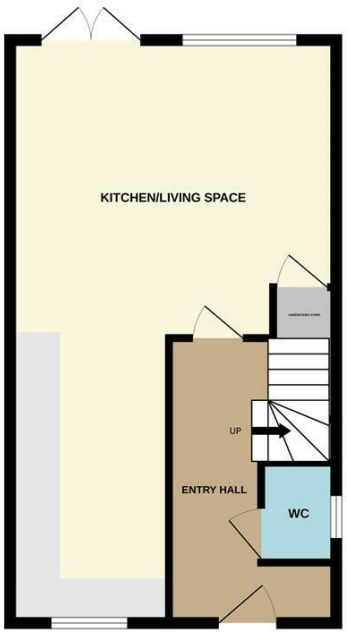
to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are 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.

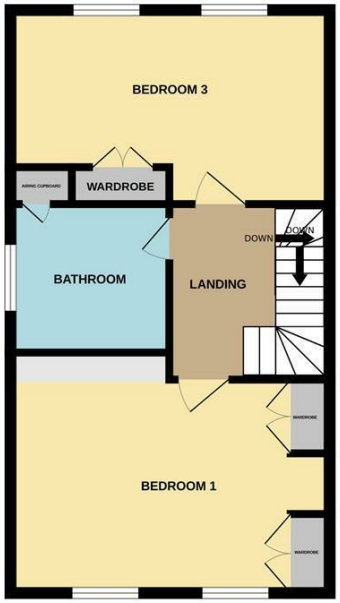
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

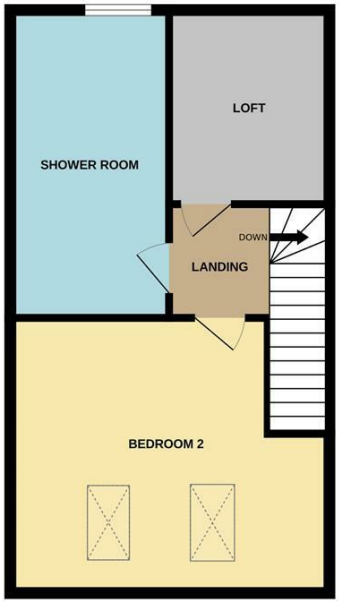
GROUND FLOOR



1ST FLOOR



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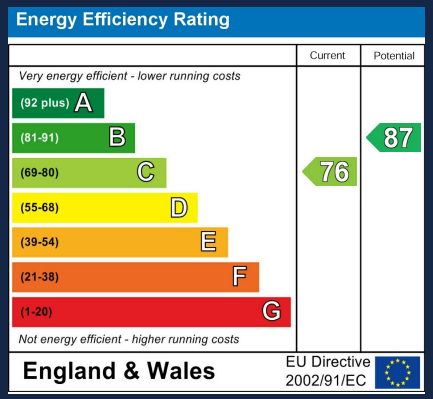
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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Hagley
129 Worcester Road
Hagley
DY9 0NN
T: 01562 270 270
E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk