

# Grove.

FIND YOUR HOME



11 Bryan Budd Close  
Rowley Regis,  
West Midlands  
B65 9BB

Offers In The Region Of £270,000



Ideal for young families and first time buyers! a well presented 3 bed semi detached family home located on a sought after estate. Bryan Budd Close is located in a desirable area and is well placed for access to the motorway, good transport links, in close proximity to local shops and amenities, and near to popular local schools.

The layout in brief comprises of entrance hall, ground floor WC, a front facing lounge, a rear facing dining area with patio doors that lead out to rear garden, with the dining room that opens through to the kitchen area. Heading upstairs is a pleasant landing with loft access, a good sized main double bedroom featuring built-in wardrobes, two further good sized bedrooms, and the house bathroom.

Externally the property offers off road parking with garage access. At the rear of the property is a low maintenance garden with paved seating area near to property to take advantage of the afternoon sun. EPC=C







#### Approach

Via tarmac driveway, access to garage, external spotlights, paved footpath behind railings leading to the composite front door with double glazed obscured inserts leading into entrance hall.

#### Entrance hall

Double glazed window to front, ceiling light, central heating radiator, wood effect laminate flooring.

#### Ground floor w.c.

Ceiling light point, low level w.c., wash hand basin with tiled splashbacks, central heating radiator, tiled flooring.

#### Lounge 10'5" min 14'9" max x 16'0" (3.2 min 4.5 max x 4.9)

Double glazed window to front, two central heating radiators, feature fireplace, wood effect laminate flooring stairs to first floor accommodation, access to dining area.

#### Dining area 7'2" x 8'10" (2.2 x 2.7)

Double glazed patio door to rear garden, under stairs storage, ceiling light point, central heating radiator, wood effect laminate flooring.

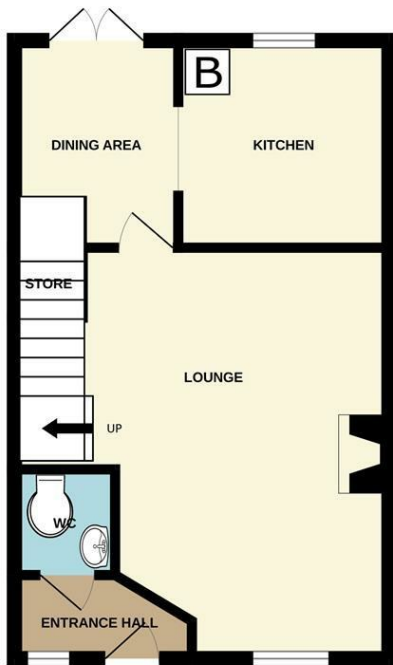
#### Kitchen 6'10" x 8'6" (2.1 x 2.6)

Double glazed window to rear, ceiling light, range of wall and base units, stone effect work top, tiled splashbacks, electric hob, extractor, Integrated dishwasher, built in fridge freezer, central heating boiler, space for washing machine, tiled flooring.

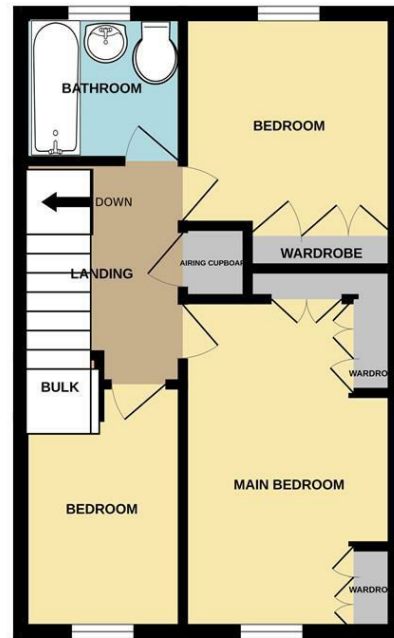




GROUND FLOOR



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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#### First floor landing

Loft access with ladder, ceiling light point, store cupboard, access to:

#### Bedroom one 7'10" x 13'1" (2.4 x 4.0)

Double glazed window to front, ceiling light point, central heating radiator, built in wardrobes, wood effect laminate flooring.

#### Bedroom two 7'10" x 11'1" into wardrobe (2.4 x 3.4 into wardrobe)

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobes, wood effect laminate flooring.

#### Bedroom three 6'6" x 9'10" (2.0 x 3.0)

Double glazed window to front, ceiling light point, built in wardrobes, central heating radiator, wood effect laminate flooring.

#### Bathroom

Double glazed obscured window to rear, ceiling light point, bath with shower over with tiled surround, low level w.c. and wash hand basin in vanity unit, storage cupboard, central heating radiator, tiled flooring.

#### Rear garden

Good sized seating area, access to the garage, lawn, gravelled path leading to the rear of the garden, second paved seating area, mature borders and a third seating area.

#### Garage 8'2" x 17'0" (2.5 x 5.2)

Having light, eaves storage area, up and over garage door and further storage shelves.

#### Tenure

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 Banding

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This

may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

#### 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.

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