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The Old Blacksmiths, Church Hill, Belbroughton, DY9 0DT  
Asking Price £795,000

# The Old Blacksmiths

The Old Blacksmiths, a piece of Belbroughton history, is a characterful three-bedroom link detached property positioned on Church Hill in the village of Belbroughton. Just a short walk away from the high street, residents can take advantage of various local amenities such as the village shop with post office, hairdressers, pubs GP surgery and schooling at primary level.

The property comprises a large kitchen with high ceilings, character beams and quarry tiled flooring, a cosy living room, two good sized bedrooms- the main with ensuite bathroom, a further house bathroom and a mezzanine above the living room currently being used as a third bedroom.

Externally residents can enjoy a beautiful garden with mature plants and a raised undercover heated seating area throughout the seasons.

To appreciate the charm and character The Old Blacksmiths offers, please contact our Hagley office for a viewing.





## Approach

Approached via large tarmac driveway offering parking for multiple vehicles and offering views of the garden.

Kitchen 14'9" max x 15'8" max (4.5 max x 4.8 max)

With double glazing window to front and door for access, three skylights overhead, quarry tiled flooring, original beams overhead and infrared radiators. There is a variety of fitted wall and base units with granite worksurface over and matching island, Belfast sink with drainage and space for a large AGA with extractor fan overhead. Integrated appliances include dishwasher, fridge, freezer and washing machine. Doors lead to:

Living Room 15'5" x 17'4" (4.7 x 5.3)

With dual aspect double glazing windows to front and side, quarry tiled flooring, original beams and overhead infrared radiator. An oak staircase leads up to the mezzanine.

## Cloakroom

With quarry tiled flooring and door through into the bathroom.

## Bathroom

With tiling to floor and walls, pedestal sink, w.c. and P shaped bath with shower overhead.

## Hallway

With doors leading to:

Bedroom One 15'8" x 13'5" (4.8 x 4.1)

With dual aspect double glazing windows to front and side, door out to the garden, quarry tiled flooring and infrared radiators. Door leads through into the ensuite.

## Ensuite

With obscured double glazing window to front, tiling to floor and half walls and infrared radiator. There is a fitted vanity sink, w.c., bidet, freestanding bath and separate shower cubicle.

Bedroom Two 11'1" x 7'6" (3.4 x 2.3)

With double glazing window to front, infrared radiator and quarry tiled flooring. There is also access to the loft space via hatch.



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Mezzanine 10'5" x 11'1" (3.2 x 3.4)

With two skylights overhead, wood flooring and glass feature window to the side.

#### Garden

A tranquil space with lawned area, raised planter bed with mature plants and shrubs and a raised covered outdoor seating area with sleeper steps, lighting and heat lamps.

#### 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

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



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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.

## FLOORPLAN

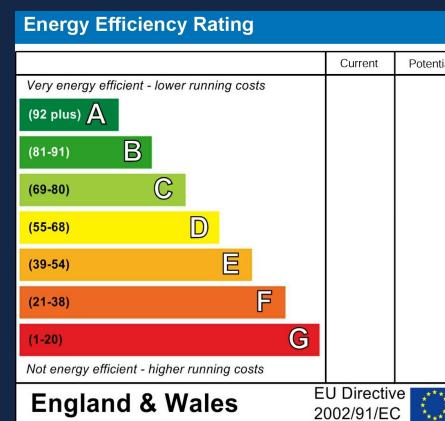
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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