

3 Nash Court Forge Lane,
Belbroughton DY9 9TB

Guide Price £450,000

Grove.

FIND YOUR HOME



3 Nash Court

A wonderfully presented three bedroom townhouse located in Nash Court, this property is ideally positioned just a short walk away from the central village high street of Belbroughton and offers its residents easy access to the local village shop, various pubs and eateries, a GP surgery, schooling at primary level and lovely outdoor activities such as the tennis courts, cricket ground and countryside walks.

The property comprises a spacious kitchen living area with modern fitted kitchen, fireplace with log burner and French doors out to the garden, a downstairs cloakroom, two double bedrooms on the first floor each with ensembles and a further third bedroom on the second floor with ensuite and walk in wardrobe.

To the rear, the low maintenance garden with patio, lawn and colourful planter beds is a great space to sit out and enjoy, or for children to play during the summer months. There is also allocated parking for two vehicles, one at the front of the property and the second in the residents only parking bays opposite.

Viewings are by appointment only and can be arranged via our Hagley office.







Approach

Approached via steps with allocated parking space directly in front of the property and further allocated parking space.

Entrance Hall

With central heating radiator, tiled flooring and staircase with understairs storage leading to the first floor landing. Doors lead to:

Kitchen Living Space 17'0" max 8'10" min x 28'2" max 11'1" min (5.2 max 2.7 min x 8.6 max 3.4 min)

With dual aspect double glazed windows to front and rear and French doors out to the garden. There are two central heating radiators, tiling to floor and feature fireplace with log burner. In the kitchen space there are a variety of fitted wall and base units with work surface over, stainless steel sink with drainage and hob with extractor fan overhead. Integrated appliances include a dishwasher, fridge freezer, washing machine, microwave and oven.

W.C.

With central heating radiator, tiled flooring, vanity sink and w.c.

First Floor Landing

With central heating radiator, airing cupboard and Juliet balcony to the front with French doors.

Bedroom Two 14'1" (not into wardrobes) x 9'2" (4.3 (not into wardrobes) x 2.8)

With two double glazed windows to rear, central heating radiator and fitted wardrobes for storage. Door leads through to:

Ensuite

With chrome heated towel radiator, vanity sink with storage, w.c. and shower cubicle.

Bedroom Three 10'2" max 5'2" min x 11'5" max 9'6" min (3.1 max 1.6 min x 3.5 max 2.9 min)

With double glazed window to front, central heating radiator and fitted wardrobes for storage. Door leads through into:

Ensuite

With chrome heated towel radiator, vanity sink with storage, w.c. and shower cubicle.

Second Floor Landing

With door leading through to:





Bedroom One 13'5" max 3'11" min x 16'8" max 10'9" min (4.1 max 1.2 min x 5.1 max 3.3 min)

With double glazed window to front, central heating radiator and sliding doors into the large walk in wardrobe space. Door leads through to:

Ensuite

With Velux skylight overhead, chrome heated towel radiator and tiling to walls. There is a w.c., fitted vanity with storage and a walk in shower with hand held shower and drench head over.

Garden

With paved patio area and pathway through the lawn, planter beds with mature shrubs and plants, established borders with fence panels and a gate to the rear for access to the pathway.

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 and that there is a service charge of £500 per annum. A buyer is advised to obtain verification from their solicitor.

Council Tax

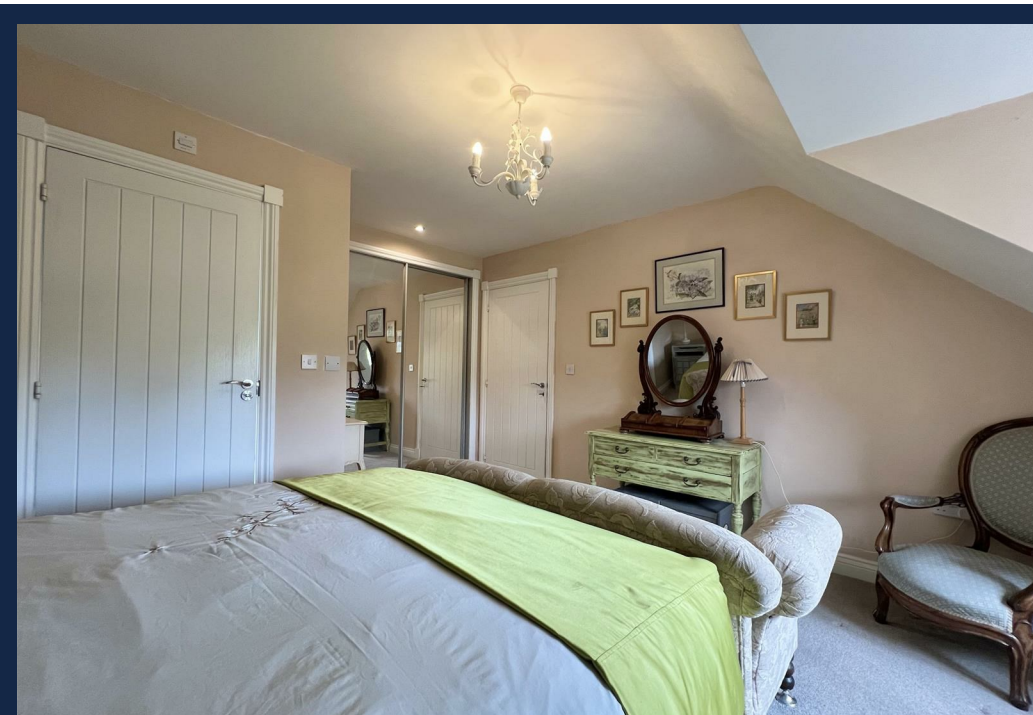
Tax band is D.

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 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 : 1303 sq.ft. (121.0 sq.m.) approx.

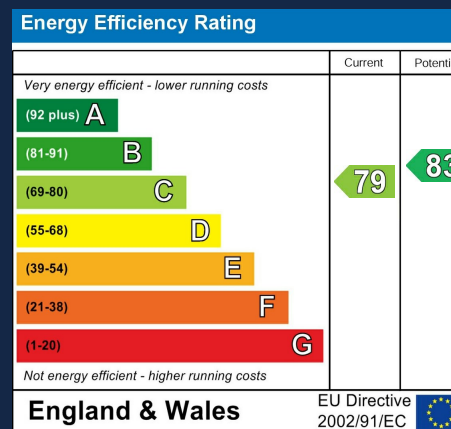
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Hagley
129 Worcester Road
Hagley
DY9 0NN

T: 01562 270 270

E: hagley@grovepropertiesgroup.co.uk

W: www.grovepropertiesgroup.co.uk