



Grove.

FIND YOUR HOME

3 Holy Cross Lane, Belbroughton, DY9 9SR

Guide Price £470,000

3 Holy Cross Lane

Grove Properties Group are delighted to present, with no onward chain, this beautiful home dating back to approximately 1840 filled with character. Ideally located within the village of Belbroughton, the main high street with a village shop and post office, GP surgery, excellent pubs and eateries and village primary school are all within walking distance. For those who enjoy outdoor pursuits, there are many scenic countryside walks and both the tennis and cricket clubs are popular with residents of all ages.

Upon approach, you are welcomed through the quaint porch with views of the brook opposite into the entrance hall, leading through to an inviting living room with elevated views of the surrounding greenery and feature open fireplace. To the rear, the country style kitchen with dining space and walk in pantry cupboard is a lovely space to sit and enjoy meals with family and friends. The ground floor also offers a shower room with utility facilities and the third bedroom, currently used as an office.

On the first floor, the main bedroom to the front of the home boasts high ceilings, a bright and airy feel through the large sash window and two bespoke wardrobes. The second double bedroom and house bathroom have views onto the garden and far-reaching fields, taking advantage of the beautiful sunsets.

Externally to the rear of the property, the cottage style garden with mature colourful planter beds and patio area makes for an ideal alfresco dinner setting and the large double garage with mezzanine above ensures ample parking and excellent storage options.

Viewings are highly recommended and can be arranged through our Hagley office.





Approach

Approached via a shared Cotswold stone driveway leading to the rear with access to the garage. To the front of the property is a lovely raised lawn with hedging and mature colourful plants. Charming porchway leads into the entrance hall.

Entrance Hall

With understairs storage cupboard and doors leading to:

Living Room 12'5" max 10'9" min x 11'9" max 3'11" min (3.8 max 3.3 min x 3.6 max 1.2 min)

With dual aspect double glazed sash windows to the front and side, central heating radiator and feature fireplace. There is useful bespoke storage and stairs lead to the first floor landing.

Breakfast Kitchen 12'9" max 8'10" min x 15'5" max 9'2" min (3.9 max 2.7 min x 4.7 max 2.8 min)

With double glazed sash windows to side and rear, central heating radiator and tiling to floor. Featuring various bespoke wall and base units with worksurface over, one and a half bowl sink with drainage and a Bosch oven with grill. There is also a hob with extractor fan overhead, space and plumbing for white goods and a walk in pantry cupboard with window to the rear.

Hallway

With double glazed window and door to rear. Doors lead through to:

Shower Room & Utility

With obscured double glazed window to side, central heating radiator, tiling to floor and decorative panelling to walls. There is a w.c., hand wash basin, shower cubicle and space and plumbing for white goods.

Bedroom Three/ Study 7'10" x 8'2" (2.4 x 2.5)

With dual aspect double glazed sash windows to the side and rear, central heating radiator and bespoke fitted storage.

First Floor Landing

With double glazed sash window to side, central heating radiator and doors leading to:





Bedroom One 11'1" x 12'1" (3.4 x 3.7)

With double glazed sash window to front, central heating radiator and two bespoke wardrobe cupboards for storage.

Bedroom Two 9'2" x 12'9" (2.8 x 3.9)

With double glazed sash window to rear, central heating radiator and access to the loft via hatch.

Bathroom

With obscured double glazed sash window to rear, central heating radiator and tiling to floor and half walls. There is a w.c., bidet, pedestal sink and fitted bath with shower over, along with an airing cupboard for storage.

Garage 20'4" x 15'8" (6.2 x 4.8)

With oak barn style doors, lighting overhead and stairs to a mezzanine storage space.

Garden

A charming cottage style garden with a paved patio area, steps up to the lawn with mature planter beds, fish pond and outdoor tap.

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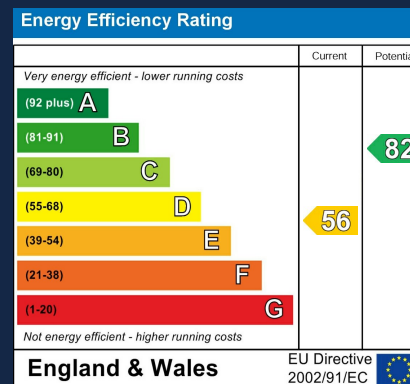
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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