

Grove.

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8 Glebe Fields, Belbroughton, DY9 9TA

Guide Price £390,000

8 Glebe Fields

Positioned on Glebe Fields in Belbroughton, this beautiful turnkey three-bedroom semi-detached home is ideal for families looking to be within a village location whilst also having easy access to amenities.

The village of Belbroughton is popular with its residents, particularly for the various pubs and eateries, village shop, deli and sporting clubs such as the tennis club and cricket club. Schooling at primary level is also available with the village primary school and secondary level education is available in the nearby village of Hagley.

Comprising a lovely living room and open plan kitchen diner along with downstairs w.c., the ground floor accommodation offers flexibility to spend time together as a family or to branch out during the evenings.

Upstairs, there are two double bedrooms with fitted wardrobes and the main bedroom with ensuite shower room, along with a further third bedroom and family bathroom.

To the rear, a private garden with patio area, lawn and mature shrubs is a tranquil space to be enjoyed with loved ones in the warmer months, and as a secure space for children to play.

To arrange a viewing, please contact our Hagley branch.



















Approach
Approached via paved pathway with parking space for two vehicles and lawn to front.

Entrance Hall
With tiling to floor and underfloor heating, stairs to the first floor landing and doors leading to:

Living Room 17'0" x 9'6" (5.2 x 2.9)
With double glazed window to front and underfloor heating.

Kitchen Diner 17'4" x 10'2" (5.3 x 3.1)
With double glazed window to rear, French doors to the garden and tiling to floor with underfloor heating. Featuring various fitted wall and base units with worksurface over and breakfast bar, one and a half bowl stainless steel sink with drainage and four ring hob with extractor fan overhead. Integrated appliances include a dishwasher and fridge freezer, along with oven.

W.C.
With obscured double glazed window to front, heated towel radiator and tiling to floor with underfloor heating. There is a low level w.c. along with hand wash basin.

First Floor Landing
With two storage cupboards, access to the loft via hatch and doors leading to:

Bedroom One 10'2" max (into wardrobes) x 9'6" (3.1 max (into wardrobes) x 2.9)
With double glazed window to front, underfloor heating and fitted wardrobes for storage. Door leads through into the ensuite.

Ensuite
With obscured double glazed window to front, heated towel radiator and tiling to floor and walls. There is a low level w.c., hand wash basin and shower cubicle.

Bedroom Two 10'2" x 10'2" (3.1 x 3.1)
With double glazed window to rear, underfloor heating and fitted wardrobes for storage.

Bedroom Three 10'5" x 6'10" (3.2 x 2.1)
With double glazed window to rear and underfloor heating.





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Bathroom
With heated towel radiator and tiling to floor and walls, low level w.c., hand wash basin and fitted bath with shower over.

Garden
With block paved patio area, lawn and raised decking space to the rear. There is a shed for storage, gate to side for access and the borders are established with fence panels and shrubs.

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.





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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.



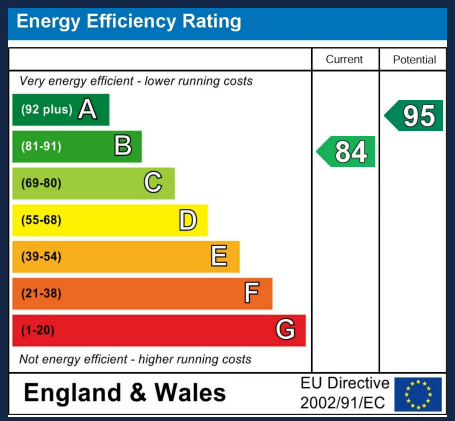
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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