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36 Birmingham Road, Blakedown, DY10 3JN

Offers Over £425,000

Home with a view

Grove Properties are pleased to present this fabulous three bedroom link detached home in the in the heart of Blakedown. Comprising of a large living room, stunning kitchen diner with original oak flooring, three double bedrooms, the main with ensuite and a further family bathroom, this property offers ample space for comfortable living. The outside space offers an excellent sized patio, perfect for enjoying summer evenings along with a large lawn and further decked area for extra seating.

The village of Blakedown offers residents excellent commuter links with Blakedown train station providing direct routes to Birmingham and Worcester, various amenities to include two eateries, a village shop, hairdressers and a parish hall. The local primary school is just a short walk from the property with access to local high schools in the nearby village of Hagley and Kidderminster town.

Viewings of this property are highly recommended to appreciate the charm within!

Grove loves...

























Approach
Approached via block paved driveway with electric charger point and gate to side for access.

Entrance Hall 12'1" x 12'1" (3.7 x 3.7)
With door and double glazing window to front, central heating radiator and wood effect flooring. Stairs to first floor, door into living room and opening through into kitchen diner.

Kitchen Diner 18'8" max 9'10" min x 12'5" (5.7 max 3.0 min x 3.8)
With double glazing window to rear, French doors out to patio, stable door out to side for access and wood effect flooring. Featuring a variety of fitted wall and base units with work surface over and matching breakfast bar, fitted Belfast sink with boiling water tap and space for a five ring Rangemaster cooker with extractor fan over. With various integrated appliances such as fridge freezer, dishwasher, washing machine and tumble dryer. Following through into dining area accessed via steps up with original oak flooring, window seat and central heating radiator.

Living Room 12'9" x 21'11" (3.9 x 6.7)
With double glazing bow window to front, two central heating radiators and feature fireplace with gas fire. Can be accessed via door from entrance hall or glass double doors in dining area.

First Floor Landing
Split level landing with doors leading to bedrooms and family bathroom.

Bedroom One 11'9" x 10'5" (not into wardrobe) (3.6 x 3.2 (not into wardrobe))
With triple glazing window to front, central heating radiator and fitted wardrobes for storage. Opening through into en-suite via step.

Ensuite
With obscured double glazing window to rear, central heating radiator and tiling to floor and splashback. Fitted vanity unit with sink and low level w.c., fitted storage and tiled shower cubicle.

Bedroom Two 11'1" max 9'2" min x 12'9" max 8'2" min (3.4 max 2.8 min x 3.9 max 2.5 min)
With double glazing window to rear and central heating radiator.

Bedroom Three 10'9" max 8'10" min x 12'9" max 8'2" min (3.3 max 2.7 min x 3.9 max 2.5 min)
With triple glazing window to front, central heating radiator and access to loft via hatch.













Family Bathroom
With obscured double glazing window to rear, chrome heated towel rail and tiling to floor and splashback. Fitted vanity unit with wash basin and storage, low level w.c. and fitted bath with hand held shower.

Garden
With large patio area, lawn and decking area to take advantage of the sun. With shed for storage, established borders with fence panels and gate to side giving access to side passageway.

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.

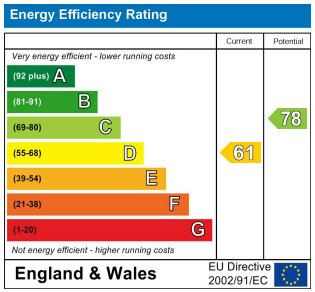






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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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