



Grove.

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The Bothy, , DY10 3LY

Guide Price £375,000

The Bothy

Positioned in the charming area of Churchill, this delightful end terraced house presents an excellent opportunity for those seeking a comfortable and inviting home.

The Bothy offers two lovely reception rooms, one of which with a large open fireplace and cast iron gas fire, kitchen with excellent storage, a lovely main bedroom with ensuite bathroom and dressing/study, along with a further second bedroom and modern house shower room.

To the rear there is a tranquil patio area with views out onto the communal gardens, filled with colourful shrubs and mature plants, lawns and trees for privacy.

For parking, residents have an allocated space at the front of the property, and their own garage. There are further visitor parking spaces available.

The property is an ideal choice for those looking to live in a peaceful location with access to nearby amenities and is within easy reach of the nearby train station in Blakedown both on foot and by car, offering direct links to Birmingham. With its appealing features and prime location, this property in Churchill is certainly worth considering for your next home.







Approach

Approached via residents car park with allocated space, steps up to the pathway with central lawn and mature colourful planter beds.

Dining Hall 9'2" max 6'10" min x 16'4" max 4'11" min (2.8 max 2.1 min x 5.0 max 1.5 min)

With double glazed window to front, two central heating radiators and staircase to the first floor landing with airing cupboard. Door leads through to the kitchen and opening leads through to the living room.

Living Room 11'1" max x 16'8" max (3.4 max x 5.1 max)

With double glazed window to front, newly fitted patio doors to the rear on to the garden, two central heating radiators and feature Inglenook fireplace with cast iron gas fire and slate hearth.

Kitchen 6'10" max 2'3" min x 10'9" max 2'11" min (2.1 max 0.7 min x 3.3 max 0.9 min)

With dual aspect double glazed windows to front and side, door to side and tiling to floor and splashback. Featuring a variety of fitted wall and base units with worksurface over, two bowl corner sink and five ring gas hob with extractor fan overhead. Integrated appliances include a fridge freezer, dishwasher, washer/dryer and Siemens oven and microwave, door leading to side access.

First Floor Landing

With access to the loft via hatch and built in ladder, large airing cupboard and doors leading to:

Bedroom One 11'5" x 11'5" (3.5 x 3.5)

With double glazed window to front, central heating radiator and double doors through into the dressing room/study. Further door leads through to:

Ensuite

With obscured window to rear, heritage radiator, spotlights overhead, full height terrazzo tiling to walls and wood effect flooring. There is a Heritage pedestal sink, w.c. and clawfoot bath with hand held shower.

Dressing Room/ Study 3'7" x 6'2" (1.1 x 1.9)

With lighting overhead.







Bedroom Two 12'5" x 8'6" (not into wardrobes) (3.8 x 2.6 (not into wardrobes))
With double glazed window to front, central heating radiator and triple fitted wardrobes.

Shower Room

With obscured window to side, chrome heated towel radiator, spotlights overhead and full height tiling to walls. There is a floating hand wash basin, w.c. and shower cubicle with newly fitted electric shower and extractor light.

Patio

A paved patio area offering space for seating furniture and provides views out onto the maintained communal gardens, with lawned areas, mature trees and established planter beds.

Garage

Located to the rear of the development with integral mains sockets and accessed both via driveway and path through the communal grounds with 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 and has an annual service charge of £780. 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.

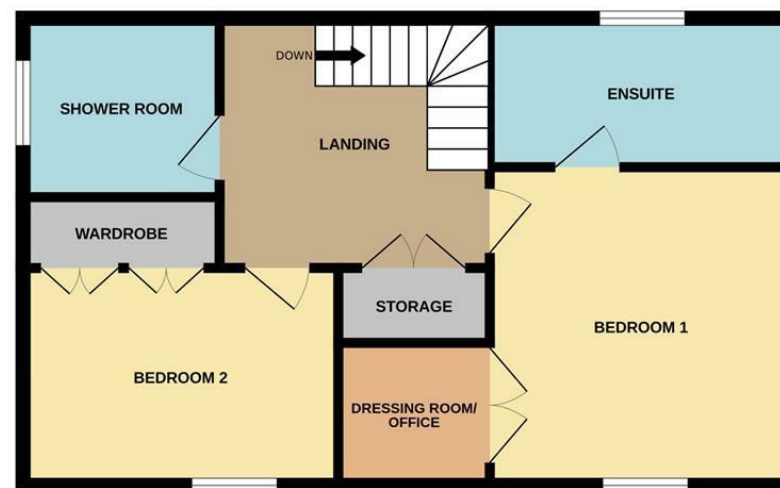
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee 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.



GROUND FLOOR



1ST FLOOR



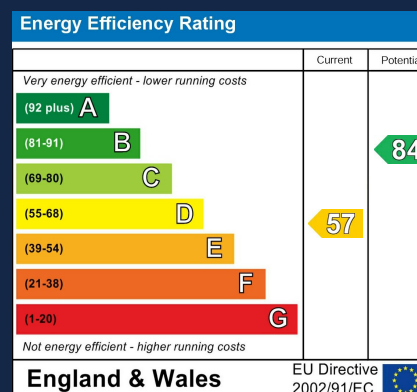
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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