



Grove.

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47 Nash Lane, DY9 9SW

Guide Price £525,000

47 Nash Lane

Welcome to the wonderfully positioned four bedroom semi-detached property on Nash Lane. Located just a short walk from Belbroughton High Street, this home provides easy access to the local amenities, including various eateries, the village shop, GP surgery and local primary school.

Comprising a large living room leading through into the spacious kitchen diner with rear conservatory, utility and w.c.. Upstairs you will find the four bedrooms, the main with en-suite and the further stylish family bathroom.

The garden space on offer is beautiful with large tiered patio area and lawns providing a great area to host family and friends, especially in the warmer months.

Viewings of this home are highly recommended to appreciate the space both internally and externally. EJ EPC=D





Approach

Approached via tarmac driveway providing ample space for parking and gate to side for access to the garden.

Entry Hall

With wood flooring and door through into living room.

Living Room

11'9" max 8'6" min x 16'8" max 4'3" min (3.6 max 2.6 min x 5.1 max 1.3 min)

With double glazing window to front, central heating radiator and wood flooring. There is a feature fireplace and glass doors through into the lovely kitchen diner.

Kitchen Diner

20'11" max 7'2" min x 12'5" max 8'2" min (6.4 max 2.2 min x 3.8 max 2.5 min)

With double glazing window to rear and opening through into the conservatory, two central heating radiators and tiling to floor. Featuring a variety of fitted wall and base units with granite worksurface over, one and a half bowl Franke sink with drainage and space for a Rangemaster cooker with extractor fan overhead. There are various integrated appliances such as fridge, freezer, dishwasher and wine cooler. This room is a versatile with are with space for both dining and living furniture, making for a lovely place to spend time with family.

Conservatory

12'1" x 9'2" (3.7 x 2.8)

With double glazing windows surrounding, French doors to patio, central heating radiator and tiling to floor.

Utility

8'10" max 5'2" min x 8'2" max 2'11" min (2.7 max 1.6 min x 2.5 max 0.9 min)

With double glazing window to side, central heating radiator and tiling to floor. Fitted wall and base unit with worksurface over, stainless steel sink and space & plumbing for white goods. Door through into w.c. and further door into garage.

W.C.

With obscured double glazing window to side, heated towel rail and tiling to floor. Low level w.c. and fitted sink with storage.

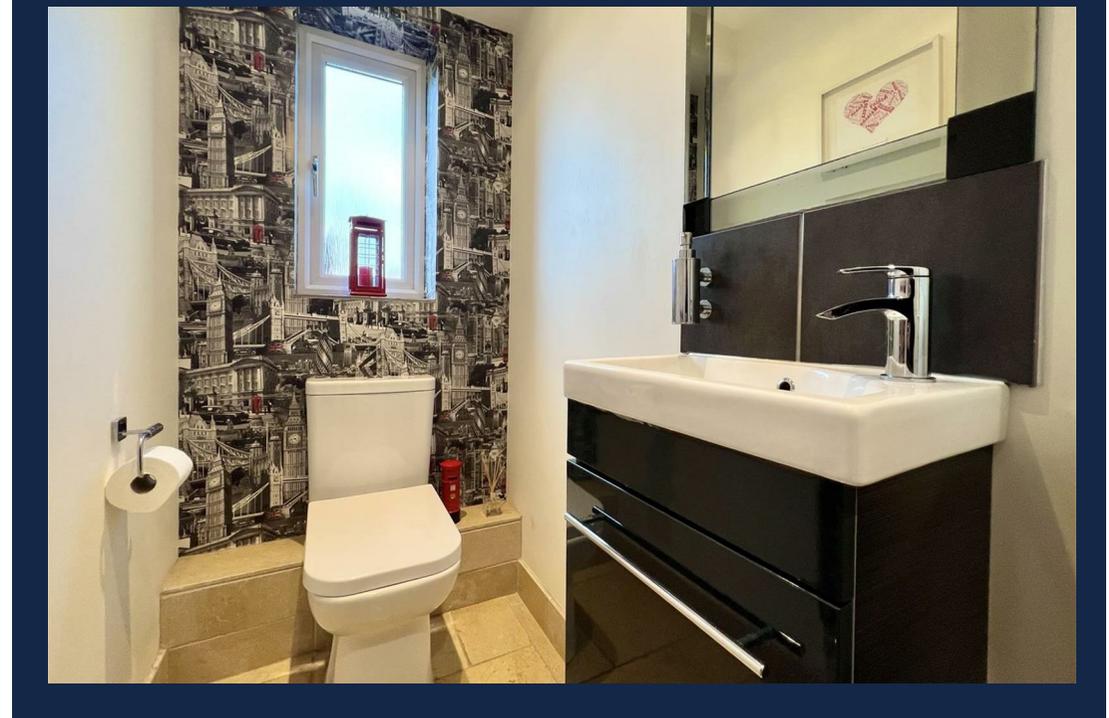
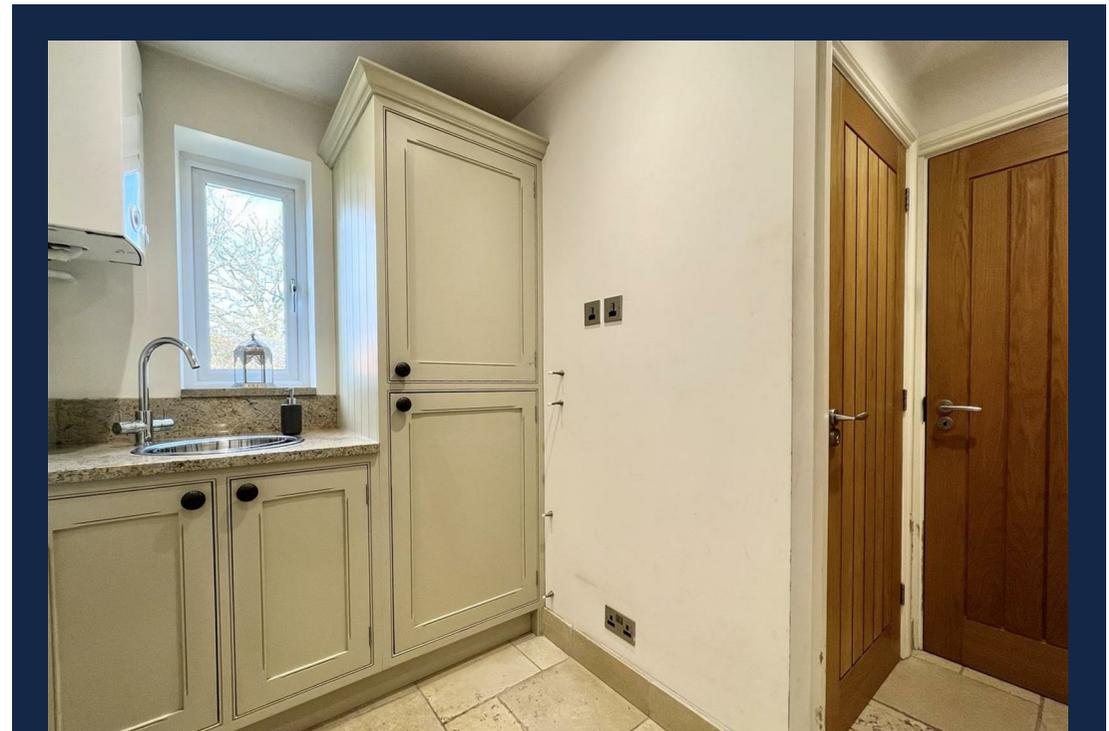
First Floor Landing

With access to loft via hatch, airing cupboard and doors leading to:

Bedroom One

8'2" max (not into wardrobe) 2'7" min x 17'0" max (2.5 max (not into wardrobe) 0.8 min x 5.2 max 4.3)

With double glazing window to rear, wood effect flooring and central heating radiator. There are two large wardrobes with double doors and door through into ensuite.







Ensuite

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls. Low level w.c., fitted vanity sink with storage and shower cubicle with hand held shower and drench head.

Bedroom Two

9'6" (not into wardrobe) x 9'2" (2.9 (not into wardrobe) x 2.8)

With double glazing window to front, central heating radiator and fitted wardrobes for storage with overhead spotlights.

Bedroom Three

9'10" x 8'10" (3.0 x 2.7)

With double glazing window to rear and central heating radiator.

Bedroom Four

8'2" x 8'10" (2.5 x 2.7)

With double glazing window to front and central heating radiator.

Bathroom

With heated towel rail, tiling to floor and to walls. Low level w.c., fitted vanity sink with storage, free-standing bath with hand held shower and walk in glass shower with hand held and drench head.

Garage

8'6" max 6'2" min x 14'1" max 5'6" min (2.6 max 1.9 min x 4.3 max 1.7 min)

With up and over garage door, lighting and electric points and space for white goods. There are also two large storage cupboards.

Garden

A beautiful space with tiered block paved patio area providing ample space for seating and garden furniture. Steps lead down to a split level astro turfed lawn area with further patio, mature planter beds and established borders with fence panels and hedging. To the rear of the garden is a multi-use summer house which could be an office, games room or as storage. The front of the property can be accessed via the pathway to the side from the garden with gate to provide security.



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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.

Referral Fee's

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.

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.



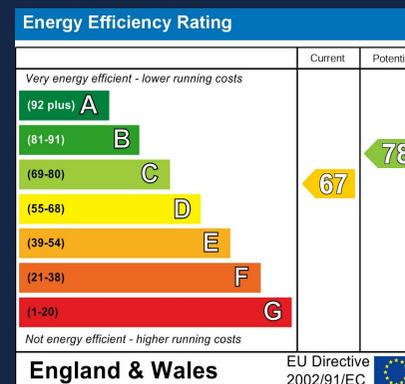


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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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