



Grove.

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7 Woodfield, DY9 9SZ

Asking Price £340,000

# 7 Woodfield

A fabulous two bedroom property within the popular retirement development of Woodfield.

Located just a short walk away from the local amenities within the village of Belbroughton, residents have easy access to a GP surgery, local shop with post office, deli, hairdressers and two lovely eateries.

The property comprises a welcoming entry hall with downstairs w.c., leading through into the large living room, dining room, conservatory and separate kitchen. Upstairs you will find the two spacious bedrooms, both with fitted storage and the modern shower room.

Outside offers a private patio area, communal gardens and access to both residents and visitors parking. Leasehold EJ V2 19/3/25





## Approach

Approached via pathway with lawn to front

## Entry Hall

With central heating radiator, stairs to first floor landing, understairs storage cupboard and door leading to:

Living Room 11'5" max 10'9" min x 17'0" max 6'2" min (3.5 max 3.3 min x 5.2 max 1.9 min )

A spacious room with double glazing window to front, central heating radiator and feature fireplace with electric fire insert. Doors lead to dining room and kitchen.

Dining Room 9'2" max 7'10" min x 11'1" max 7'10" min (2.8 max 2.4 min x 3.4 max 2.4 min)

With central heating radiator and double glazing glass sliding doors through into the conservatory.

Conservatory 10'5" x 8'2" (3.2 x 2.5)

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

Kitchen 8'6" x 11'5" (2.6 x 3.5)

With double glazing window to rear, central heating radiator and tiling to floor. Featuring various fitted wall and base units with worksurface over, one and a half bowl sink with drainage and Neff four ring induction hob with extractor fan over. Integrated fridge freezer, dishwasher, washer dryer and Neff oven and microwave. There is also space for a breakfast table.

## W.C.

With chrome heated towel rail, fitted vanity sink and low level w.c.. There is also a good sized storage cupboard.

## First Floor Landing

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

Bedroom One 14'9" x 14'5" (4.5 x 4.4)

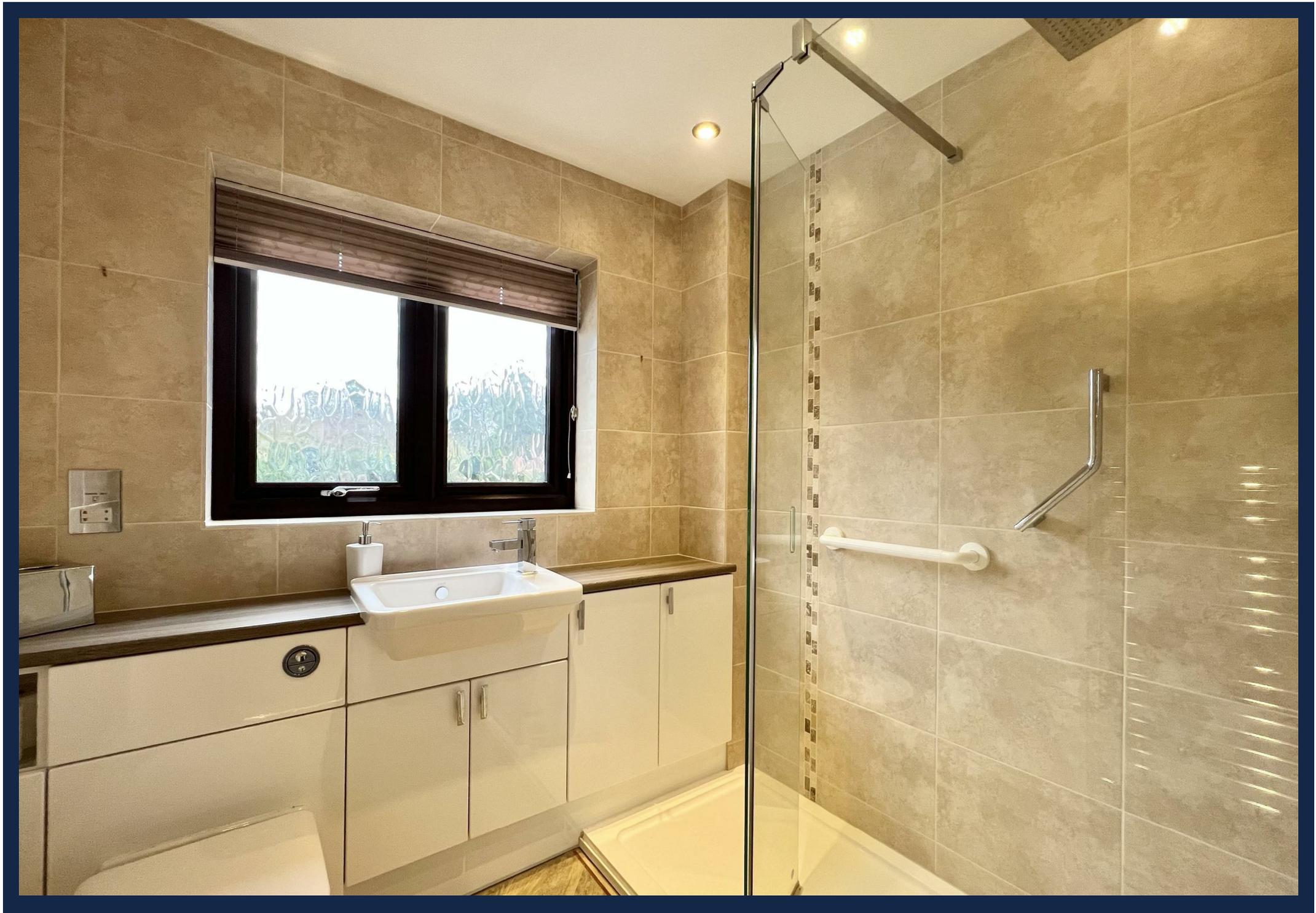
With double glazing window to front, central heating radiator and ample fitted storage with wardrobes, bedside tables and matching vanity desk.

Bedroom Two 10'5" x 10'2" (3.2 x 3.1)

With double glazing window to rear, central heating radiator and fitted wardrobes for storage.







#### Bathroom

With obscured double glazing window to rear, chrome heated towel radiator, tiling to walls and wood effect flooring. Fitted vanity sink with storage, shaving point, low level w.c. and walk in glass shower with hand held and drench head over.

#### Garden

With paved patio area and access to resident parking.

#### Tenure - Leasehold

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is a 999 year lease from 1st April 1988 with a peppercorn rent and a service charge of £2,308.00 per annum.

#### Council Tax

Tax band is E.

#### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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