

21 Belbroughton Road,  
Blakedown, DY10 3JG

Offers In Excess Of £365,000

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# 21 Belbroughton Road

Located on the Belbroughton Road in the popular village of Blakedown, this beautiful two-bedroom terrace property offers an inviting living room, kitchen and dining room, along with two double bedrooms and the house bathroom. The well-proportioned layout is ideal for a small family or professionals seeking a peaceful retreat.

Externally, the rear garden is a great space for children to play, or to host friends and family. The addition of the garden room makes for an ideal work from home environment. Residents can also benefit from off-road parking on the driveway to the front of the property.

Blakedown is known for its friendly community and beautiful surroundings, making it an excellent choice for those who appreciate a tranquil lifestyle while still being within easy reach of local amenities such as various pubs and eateries, a village shop, primary school and village hall. Residents can also benefit from many countryside walks and commuting is never a problem with the train station just a short walk away, offering direct links to Birmingham and Worcester. This charming home is perfect for anyone looking to settle in a serene environment without sacrificing accessibility to nearby towns and cities.





## Approach

Approached via gravel driveway with pathway to side through to the rear garden.

## Living Room 12'9" x 21'11" (3.9 x 6.7)

With double glazing bow window to front, feature glass window through into the kitchen and two central heating radiators. There is Herringbone flooring throughout, feature fireplace with new log burner, stairs lead to the first floor landing and door through into the kitchen.

## Kitchen 9'6" x 17'4" (2.9 x 5.3)

With double glazing window to the side and door out to the garden, central heating radiator and tiling to floor. There are fitted wall and base units with worksurface over, stainless steel sink with drainage and four ring induction hob with extractor fan overhead. There is an integrated oven and grill, along with space and plumbing for white goods. Opening leads through into the dining room.

## Dining Room 9'6" x 10'9" (2.9 x 3.3)

With double glazing window to side, French doors out to the rear and four skylights overhead. There is a central heating radiator, wood effect flooring and ample space for a dining table and chairs.

## First Floor Landing

With access to the loft via hatch and doors leading to:

## Bedroom One 9'6" x 12'9" (2.9 x 3.9)

With double glazing window to rear, central heating radiator, wood effect flooring and feature beams overhead.

## Bedroom Two 11'9" max 5'10" min x 12'9" max 11'5" min (3.6 max 1.8 min x 3.9 max 3.5 min)

With double glazing window to front and central heating radiator.

## Bathroom

With heated towel radiator, tiling to walls and airing cupboard for storage. There is a w.c., pedestal sink, fitted bath and corner shower cubicle.

## Garden

With large paved patio area offering ample space for seating, lawn pathway through towards a summerhouse and further lawned area to the rear with well established vegetable patches, greenhouse and shed for storage which both have electricity. The borders are established with fence panels and walls and there are various mature plants, shrubs and trees throughout.



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## Garden Room/ Garden Office

A perfect space to work from home, use as a gym, workshop or to just sit in and enjoy with lighting and electric points throughout.

## 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.



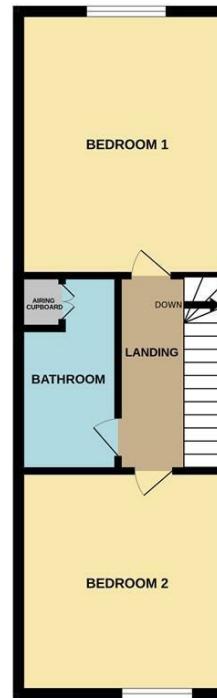
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GROUND FLOOR



1ST FLOOR



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 mistake. It is for illustrative purposes only and does not represent a contract. It is the responsibility of the prospective purchaser to have the property surveyed by a qualified architect and engineer to satisfy themselves as to the suitability and/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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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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