

# Grove.

FIND YOUR HOME



30 Rannoch Close  
Brierley Hill,  
West Midlands  
DY5 3RP

Offers Over £365,000

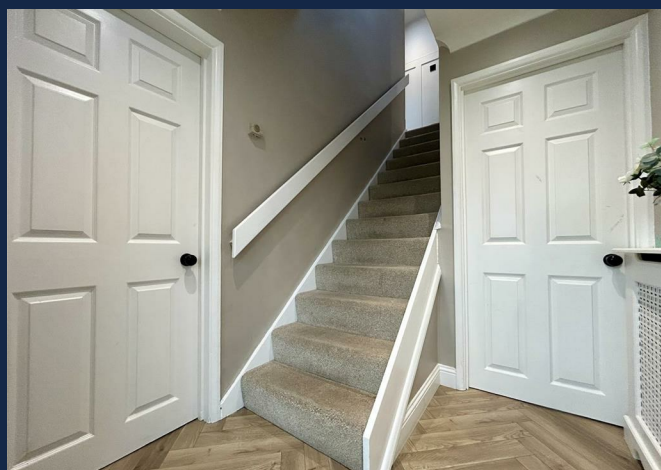


On Rannoch Close on the popular Lakeside estate this charming detached home offers three well proportioned bedrooms, plenty of family living space and benefits from being less overlooked due to the path to Black Hall Play Park. The surrounding area is known for its accessibility to local amenities, including shops, schools and parks, making it a desirable location for families and professionals.

The property comprises of a lawn and tarmac driveway to the front, with access into the entrance hall via a porch. The entrance hall is at the heart of the home and opens into the through reception room, divided by features arches and providing access into the garden, the modern kitchen with breakfast bar, downstairs w.c. and stairs to the first floor. The first floor offers three bedrooms, a family bathroom and en-suite. The garden is a blank canvas with plenty of lawn and space for families.

This property presents an excellent opportunity for those looking to settle in a peaceful yet well connected area. With its appealing features and prime location, this detached house is a must see for anyone in search of their next home. JH 4/02/2026 V2 EPC=C







#### Approach

Via tarmacadam driveway and front lawn with wood chippings, double glazed French doors into porch.

#### Porch

Double glazed windows to surround, inset ceiling light points, double glazed obscured window into w.c., gas and electric meters, double glazed obscured door into entrance hall.

#### Entrance hall

Central heating radiator, coving to ceiling, stairs to first floor accommodation, doors to reception room, kitchen and downstairs w.c.

#### Downstairs w.c.

Central heating radiator, low level w.c., corner wash hand basin with mixer tap and fuse box.

#### Kitchen 16'8" x 9'2" (5.1 x 2.8)

Double glazed window to rear, double glazed obscured door to side, central heating radiator, door to under stairs storage, high gloss wall and base units with wood effect work top surface over, splashbacks to match, sink with mixer tap and drainer, integrated oven and grill, integrated gas hob with extractor over, space for American style fridge freezer and space for dishwasher and washing machine.





Dining area 8'10" x 11'5" (2.7 x 3.5)

Double glazed French doors to rear with two double glazed panels to either side, coving to ceiling, central heating radiator, panelling to walls, arches to lounge.

Front reception/lounge 14'1" x 11'5" (4.3 x 3.5)

Double glazed bay window to front, central heating radiator, coving to ceiling, feature panelling.

First floor landing

Panelling to walls, loft access, doors into bedrooms, bathroom and airing cupboard housing water cylinder.

Bathroom

Double glazed obscured window to side, P shaped bath with shower over, vertical central heating towel rail, pedestal wash hand basin with mixer tap, low level flush w.c.

Bedroom one 12'1" x 11'5" (3.7 x 3.5)

Double glazed window to front, central heating radiator, fitted wardrobes and door to en-suite.

En-suite

Double glazed obscured window to front, central heating towel rail, vanity style wash hand basin with mixer tap, low level flush w.c., P shaped bath with shower over.

Bedroom two 10'9" x 11'5" (3.3 x 3.5)

Double glazed window to rear, central heating radiator.

Bedroom three 9'10" x 8'6" (3.0 x 2.6)

Double glazed window to rear, central heating radiator.

Rear garden

The garden is laid mainly to lawn and a variety of trees and shrubs.

Garage 7'10" x 18'4" (2.4 x 5.6)

Up and over garage door, power and houses the central heating boiler.

Tenure

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 Banding

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML)

checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

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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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