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Cherry Trees, Belbroughton Road, DY9 0EW

Asking Price £695,000

# Cherry Trees

Welcome to Cherry Trees, a lovely three bedroom detached dormer bungalow on a fantastic plot positioned on Belbroughton Road.

Located between Clent, Belbroughton and Blakedown, this property benefits from easy access to amenities within all three villages, such as shops, a doctors surgery, schooling at primary level and public transport with Blakedown train station. The nearby village of Hagley also offers schooling at secondary level, along with a pharmacy, dentist and opticians.

Comprising a welcoming entrance hall, three reception rooms, kitchen with utility, two of the three bedrooms and a spacious house bathroom, the downstairs accommodation offers flexibility for varying needs and families of all sizes. Upstairs you will find the main bedroom with far reaching views and an ensuite shower room.

To the rear is a beautiful garden with patio area and well maintained lawns, mature shrubs and flower beds- an ideal space to enjoy with loved ones.

Please contact our Hagley branch to arrange an appointment to view.







#### Approach

Approached via gated driveway with lawned area to front and gate to side for access.

#### Porch

With tiled flooring and door through to the entrance hall with stained glass feature.

#### Entry Hall

With central heating radiator, wood flooring throughout and doors to:

Dining Room 11'5" max x 10'9" max (3.5 max x 3.3 max )

With double glazed bay window to front, central heating radiator and feature fireplace with tiled surround.

#### Bathroom

With two obscured windows to front, chrome heated towel radiator and tiling to floor and half walls. There is a large fitted vanity unit with storage and sink basin, a w.c., corner shower cubicle and fitted corner bath with hand held shower.

Bedroom Three 11'5" x 9'6" (3.5 x 2.9)

With double glazed window to side, central heating radiator and wood flooring.

Bedroom Two 11'5" max 6'6" min x 21'7" max 6'10" min (3.5 max 2.0 min x 6.6 max 2.1 min)

With dual aspect double glazed windows to side and rear, French doors out to the garden and two central heating radiators.

Living Room 15'1" x 16'0" (4.6 x 4.9)

With double glazed window to rear and central heating radiator.

#### Foyer

With central heating radiator, wood flooring, log burner and stairs to the first floor landing. Door leads to:

Kitchen 9'6" x 19'0" (2.9 x 5.8)

With sliding door through into the sun room, skylight overhead, two central heating radiators and wood effect tiling to floor. Featuring various fitted gloss wall and base units with work surface over, one and a half bowl sink with drainage, integrated fridge freezer and integrated dishwasher. There is also a Bosch oven with grill and a Bosch hob with extractor fan overhead.



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### Sun Room

With double glazed windows to side and rear, French doors to the patio, central heating radiator and wood effect tiled flooring.

### Utility

With skylight overhead, central heating radiator and wood effect tiled flooring. There are fitted base units with worksurface over, stainless steel Franke sink with drainage and space and plumbing for white goods. Door leads through into the garage.

### First Floor Landing

With double glazed window to front and central heating radiator. Door leads through to:

Bedroom One 16'4" max 12'5" min x 15'1" max 7'2" min (5.0 max 3.8 min x 4.6 max 2.2 min)

With double glazed window to rear, central heating radiator and wood flooring. There are fitted wardrobes with sliding doors, a further large storage cupboard and door through into the ensuite.

### Ensuite

With double glazed window to rear, chrome radiator and tiling to floor. There is a vanity sink with storage, w.c. and corner shower cubicle.

Garage 9'6" max x 28'6" max (2.9 max x 8.7 max)

With up and over garage door to front, two windows to side and skylight overhead. There is lighting overhead, electric points throughout and house boiler.

### Garden

With paved patio area, large lawn with pathway down to a greenhouse and mature planter beds with shrubs. The boundaries are established with fence panels and hedging and there is agate to side for access.

### 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 F.



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## 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.


## FLOORPLAN

**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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

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