



**LexAllan  
Grove Village**

*...doing things differently*

**54 Nash Lane, Belbroughton, Stourbridge DY9 9SW**

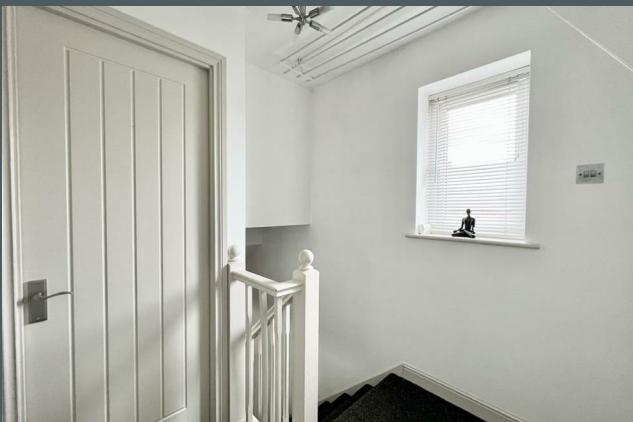
**Guide Price £325,000**

THREE BEDROOM TERRACED HOME LOCATED CLOSE TO THE HEART OF BELBROUGHTON! Nash Lane offers perfect family living for those looking to enjoy the obvious benefits of living in a small but vibrant and some might say one of the prettiest Worcestershire villages around. Excellent local amenities including deli, numerous eateries and pubs, shops, hairdressers, schooling and offering good commuter links to Hagley and Bromsgrove. Belbroughton is also near to the popular National Trust Clent Hills for those wishing to enjoy outdoor pursuits yet with an easy reach of urban civilization. Junction 4 of the M5 is also within close proximity and Hagley train station offering excellent commuter opportunities is near by.

The property comprises of a lounge with feature gas log burner, kitchen dining room and downstairs w.c. On the first floor you will find three good sized bedrooms with a family bathroom. The garden has been cleverly adapted and low maintenance, making this a very desirable property. Parking for three cars is also an additional benefit! Viewings highly recommended! EPC=C EJ 4/8/22 V1







## Approach

Via driveway with parking for two vehicles, further allocated space near by and front door leading to:

### **Lounge 16'4" x 11'1" (into bay) (5 x 3.4 (into bay))**

Double glazed bay window to front, central heated radiators, wood effect flooring, feature fireplace with cast iron gas log burner and oak mantel. Built in storage under stairs and door leading to:

### **Kitchen Dining Room 8'2" x 17'8" (2.5 x 5.4)**

Double glazed window to front, feature central heated radiator, wood effect flooring, modern fitted wall and base units with work surface over, integrated dish washer and freezer, Smeg electric oven and four ring gas hob with extractor fan over, sink with drainage and tiling to splashback areas. Further corner fitted storage and double glazed French doors leading to raised seating area.

### **Downstairs W.C.**

Double glazed obscured window to rear, central heated radiator, low level w.c. and wash hand basin.

### **First Floor Landing**

Double glazed window to rear, access to loft, hive control panel and doors radiating to:

### **Bedroom One 11'5" max 8'6" min x 11'5" max 6'2" min (3.5 max 2.6 min x 3.5 max 1.9 min)**

Double glazed window to front, central heated radiator, wood effect flooring.

### **Bedroom Two 8'2" x 8'6" (2.5 x 2.6)**

Double glazed window to front, central heated radiator.

### **Bedroom Three 8'10" max 5'2" min x 8'2" max 6'6" min (into bed) (2.7 max 1.6 min x 2.5 max 2 min (into bed))**

Double glazed window to rear, central heated radiator, cleverly designed feature built in single bed.

### **Family Bathroom 5'6" x 6'2" (1.7 x 1.9)**

Double glazed obscured window to rear, tiling to floor and splashback areas, chrome heated towel rail, fitted bath with shower over, low level w.c. and wash hand basin.







## Garden

Raised seating area with built in storage underneath, steps leading down to low maintenance garden with access to rear. Perfect for those relaxing summer evenings!

## Council Tax

Tax band is C.

## 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.

## 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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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, Lex Allan Grove reserves the right to obtain electronic verification.



## GROUND FLOOR



## 1ST FLOOR



NASH LANE, BELBROUGHTON, STOURBRIDGE, DY9 9SW

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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**Lex Allan  
Grove**

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