



LexAllan
Grove *Village*

63 Sculthorpe Road, Blakedown, Kidderminster DY10 3JR

...doing things differently
Guide Price £345,000

Well presented and in a great position this lovely family home located conveniently close to Blakedown train station giving excellent commuting opportunities to Birmingham, Worcester and beyond. The property is situated on a corner plot and has a generous rear and side garden with the potential for further development subject to the usual permissions. The property comprises of porch, entrance hall, lounge diner, conservatory/home study, L shaped kitchen diner, three good sized bedrooms, family bathroom and separate w.c. DAG 26/1/223 V2 EPC=D



Lex Allan Grove loves...
the position of this lovely
family home





Approach

Via pathway through garden with door leading to:

Porch

Giving access into:

Entrance hall

Having ornate tiled flooring, stairs to first floor accommodation, doors radiating to:

Lounge 18'4" x 11'9" (5.6 x 3.6)

Double glazed window to front, gas fire with surround, central heating radiator, wood effect laminate flooring, door to:

Conservatory/home office 7'10" x 9'2" (2.4 x 2.8)

Double glazed window to rear, door to side, central heating radiator, wood effect laminate flooring.

Kitchen 13'1" max 6'10" min x 21'11" max 7'2" min (4.0 max 2.1 min x 6.7 max 2.2 min)

Double glazed door and window to rear, one and a half bowl sink with drainer and mixer tap, space for appliances including slim line dishwasher, plumbing for automatic washing machine, electric oven and hob with filter hood above, central heating radiator, double glazed window to front in dining area, door to pantry.

First floor landing

Having doors radiating to:

Bedroom one 10'2" x 12'9" (3.1 x 3.9)

Double glazed window to front, central heating radiator.

Bedroom two 12'1" x 9'2" (3.7 x 2.8)

Double glazed window to front, central heating radiator.

Bedroom three 9'2" x 8'10" (2.8 x 2.7)

Double glazed window to rear, central heating radiator.

Bathroom

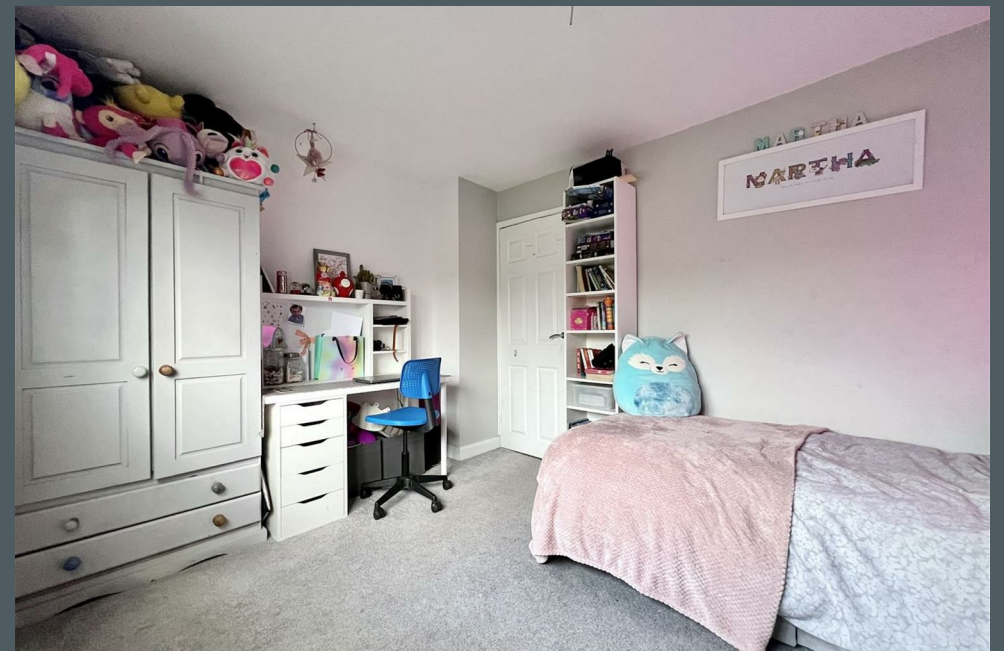
Double glazed obscured window to rear, vanity wash hand basin, w.c., P shaped bath with shower above, heated towel rail, complementary tiling to walls and floor.

Separate w.c.

Double glazed window to rear, w.c., wash hand basin.









Rear garden

Having patio area with raised borders, further gate giving access to side garden, beyond the side garden is a further gate to the parking area.

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

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.

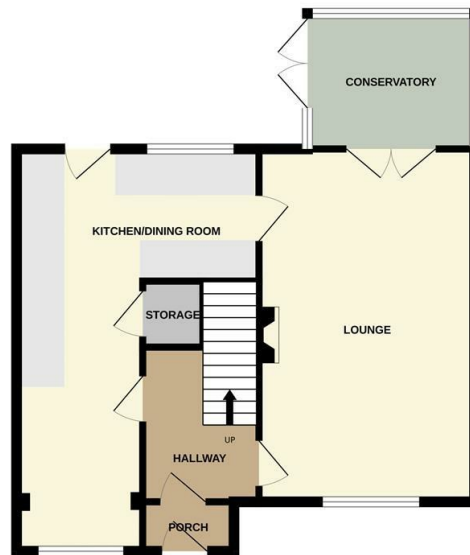
Referral Fees

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.

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 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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