



**Lex Allan
Grove Village**

...doing things differently

78 Willow Close,, Bromsgrove B61 8RF

Guide Price £190,000

OFFER VACANT POSSESSION AND NO UPWARD CHAIN. Having garage en bloc, porch and entrance hall, fitted kitchen, lounge, rear garden, three bedrooms and family bathroom. Internal inspection highly recommended. EJ 11/10/22 V1 EPC=C







Approach

Via stone chipping frontage, side door to:

Porch

Porch giving access to hall.

Entrance hall

Door to storage cupboard and doors leading to:

Downstairs w.c.

With double glazed obscured window to front, wash hand basin, central heating radiator.

Kitchen 9'10" x 9'2" (3.0 x 2.8)

Double glazed window to front, sink with drainer and mixer tap, wall and base units with work surfaces over, central heating boiler, gas cooker point, plumbing for automatic washing machine, central heating radiator.

Lounge 15'5" x 15'8" (4.7 x 4.8)

Double glazed patio door and window to rear, boxed in central heating radiator, stairs to first floor landing.

First floor landing

Having doors radiating to:

Bedroom one 13'1" x 9'10" (4.0 x 3.0)

Double glazed window to rear, central heating radiator.

Bedroom two 11'5" x 9'10" (3.5 x 3.0)

Double glazed window to front, central heating radiator.

Bedroom three 5'10" x 8'2" (1.8 x 2.5)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed obscured window to front, bath, w.c., pedestal wash hand basin, tiling to walls.

Garden

Having patio area with lawned area beyond, mature borders and rear access.

Garage

There is a garage en bloc.

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.



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.

Council Tax Banding

Tax Band is C

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. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 3. Any reference to alterations 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.

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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.

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

**LexAllan
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local knowledge exceptional service