



334 Bromsgrove Road

Hunnington,
West Midlands B62 0JW

Offers In The Region Of £575,000

...doing things differently



A rare opportunity to purchase a wonderful three bedroom detached bungalow in the prime location of Huntington. Offering a perfect base for those wishing to enjoy outdoor pursuits yet being within easy reach of urban civilisation. The property has easy access to motorway networks and is within easy reach Romsley and Belbroughton villages which offer an array of local shops, restaurants and public houses. The ever popular National Trust Client Hills are also a short distance away. The property is located close to excellent schooling.

The property comprises of reception hall, spacious lounge, kitchen, utility/office room, conservatory, three bedrooms and a family bathroom. The property further offers a beautiful front garden which wraps around the property leading to a stone chipping rear garden with slate patio seating area looking over beautiful meadow fields. JE V2 07/06/2023 EPC=D







Approach

Via private wooden gate, tarmac driveway with block paved borders, wrap around garden, electric points on driveway, plant borders, pathway leading to opening into porch and side access.

Porch

Composite panelled front door leading to:

Reception hall

Coving to ceiling, central heating radiator, wooden flooring, doors giving access to three bedrooms, family bathroom, lounge and kitchen.

Bedroom one 11'9" x 11'9" (3.6 x 3.6)

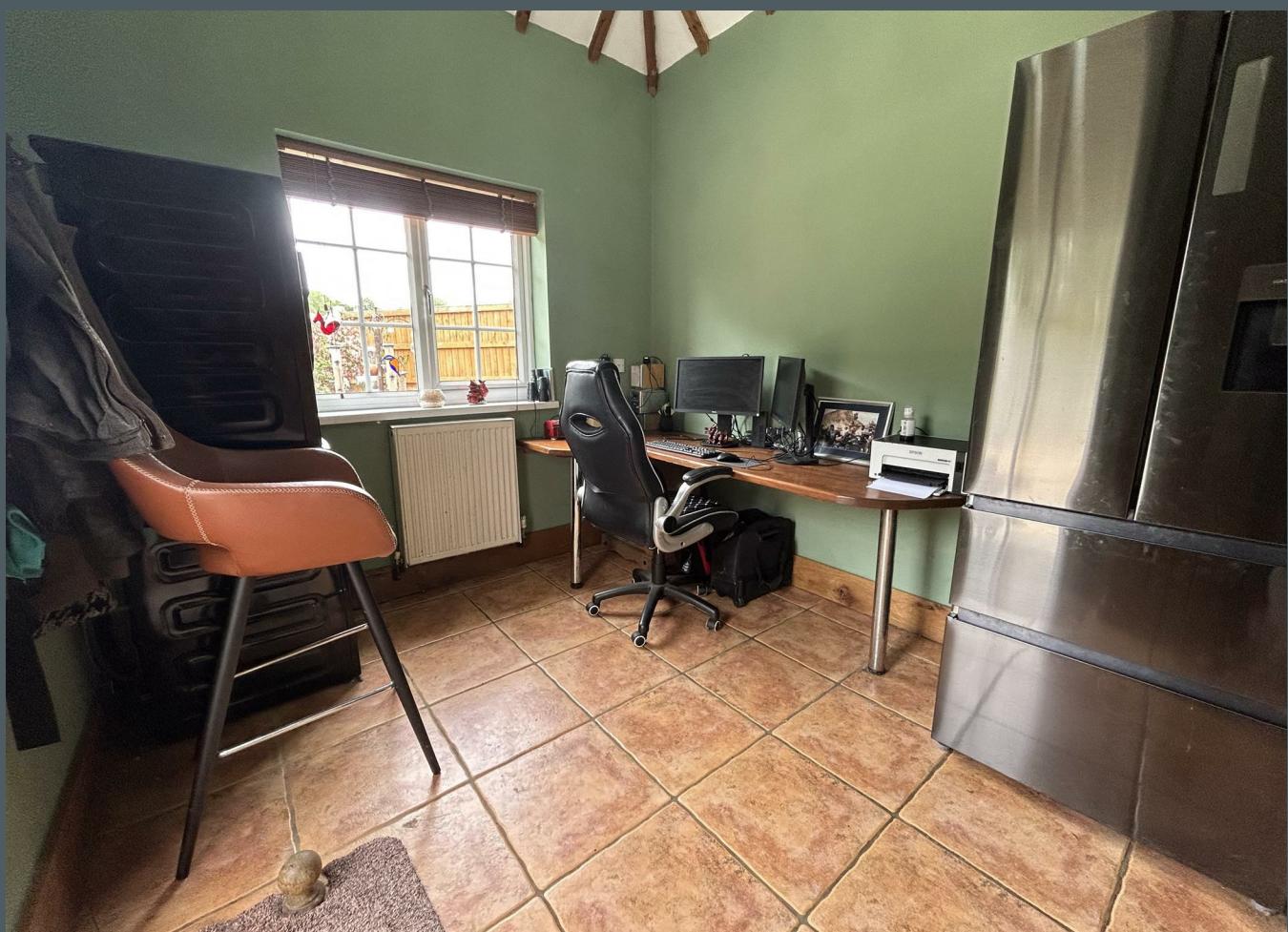
Coving to ceiling, double glazed window to front, central heating radiator, wooden flooring.

Bedroom two 8'10" x 11'9" (2.7 x 3.6)

Coving to ceiling, double glazed window to side, central heating radiator.

Bedroom three 8'10" x 8'10" (2.7 x 2.7)

Coving to ceiling, double glazed window to rear, central heating radiator.











Family bathroom

Double glazed window to rear, towel radiator, tiled floor, part tiled walls, free standing bath, low level w.c., pedestal wash hand basin, cupboard housing central heating boiler.

Kitchen 9'6" max 8'6" min x 8'6" (2.9 max 2.6 min x 2.6)

Tiled floor, base units with roll top work surfaces, part tiled walls, stainless steel sink with mixer tap, space for dishwasher, range master oven with six ring gas hob, stainless steel chimney hood, wooden sliding door leading to conservatory.

Conservatory

Tiled floor, double glazed windows to side.

Utility/office room 9'10" x 8'10" (3.0 x 2.7)

Double glazed door to rear, double glazed window to side, central heating radiator, tiled floor, space for washing dryer, American style fridge freezer, corner desk unit.

Lounge 20'11" x 9'2" min 9'10" max (6.4 x 2.8 min 3.0 max)

Double glazed window to front and side, double glazed French doors accessing patio area, central heating radiator, t.v. point, log burner with tiled hearth and brick surround.

Rear garden

Slabbed patio area, slate chippings, further slabbed area with planted borders, double entrance wooden gates, further gate leading to side, log store and garden shed which takes you back on to the front garden.

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 E



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.

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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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 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 or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan
Grove**

local knowledge **exceptional service**