



26 All Saints Place,
, Bromsgrove,
B61 0AX

Guide Price £275,000

...doing things differently



Three bedroom semi-detached family home close to the heart of Bromsgrove! Offering a range of eateries, independent shops and quality brand supermarkets. It benefits from close proximity to local transport links, Princess of Wales Community Hospital and excellent local schooling.

The home comprises of private driveway, lounge and a well equipped kitchen dining room. On the first floor there are three bedrooms, master en-suite and a family bathroom. Further benefits from a low maintenance garden, perfect for those summer evenings! Viewings are highly recommended!

DG V1 24/04/24 EPC-C





Approach

Via a block paved driveway, door leading to;

Hallway

Door leading to downstairs w.c. double glazed obscured window to front, w.c. pedestal wash hand basin.

Lounge 10'2" in x 14'5" max x 16'0" (3.1 min x 4.4 max x 4.9)

Double glazed bay window to front, central heating radiator, t.v. point, stairs ascending to first floor accommodation.

Kitchen/Diner 10'5" x 16'4" (3.2 x 5)

Double glazed window and French door leading to rear garden, central heating radiator, range of wall and base units with work surfaces over, gas hob with oven beneath. Dining area with central heating radiator, plumbing for automatic washing machine, inset ceiling light points, integrated fridge/freezer, cupboard housing central heating boiler.

Landing

Loft access and doors leading to;

Bedroom one 9'10" x 9'2" (3 x 2.8)

Double glazed window to rear, central heating radiator, door leading to;

En-suite

W.C. personal wash hand basin, shower cubicle, central heating radiator.



Bedroom two 9'10" x 7'6" min x 8'6" max (3 x 2.3 min x 2.6 max)

Double glazed window to front, central heating radiator and fitted wardrobes.

Bedroom three 9'6" x 6'2" in x 7'2" max (2.9 x 1.9 min x 2.2 max)

Double glazed window to front and central heating radiator.

Bathroom

Double glazed obscured window to rear, bath, w.c., personal wash hand basin, complimentary tiling to walls.

Garden

Patio area with garden area beyond,

Council Tax Banding

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.

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 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.



GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ. FT.
(37.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 406 SQ. FT.
(37.8 SQ. M.)

ALL SAINTS PLACE, BROMSGROVE
TOTAL APPROX. FLOOR AREA 813 SQ. FT. (75.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.
Made with Metronix 5/2012

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.

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 or 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 Ltd reserves the right to obtain electronic verification.



Lex Allan Grove Village

Lex Allan Grove Estate Agents
129 Worcester Road, Hagley
Worcestershire DY8 0NN

01562 270270

lexallangrove.com
hagley@lexallangrove.com