



LexAllan
Grove *Village*

...doing things differently

Durrant Mews, Hagley, DY9 0WX

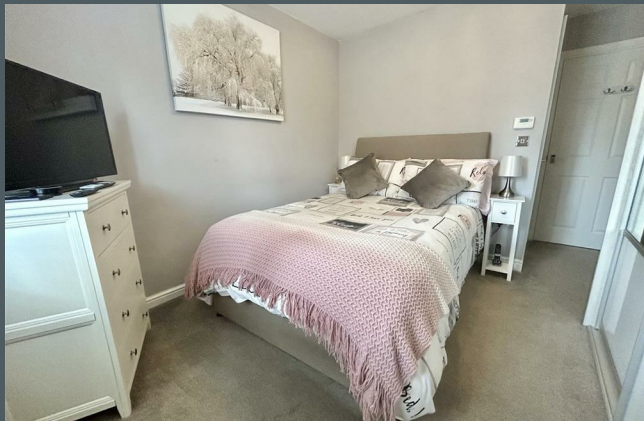
Price £200,000

Beautifully presented two bedroom ground floor apartment! This beautiful home on the ever popular Cala Homes development. It is the perfect property for those seeking to be close to local amenities with the additional benefit of countryside on their doorstep. Hagley has excellent local schooling, transport links with the M5 junction 4 and also Hagley train station giving excellent commuter opportunities to Birmingham, Worcester and beyond. For those looking to enjoy outdoor pursuits the advancing National Trust Clent Hills is a short distance away. This house is being sold under the Discount Open Market Scheme offered by Bromsgrove Council. This scheme gives the purchaser a 30% discounted sale price on the property.

This ground floor apartment is presented to a high standard and offers private entrance hall, open plan lounge kitchen dining, two double bedrooms, one has en-suite, separate bathroom and allocated parking space. There is outside space with seating area and access to shared lawn area, the additional benefit of bin store and outside storage. This stunning apartment is not one to be missed! Leasehold. 2/6/23 V2 EJ EPC=B







Approach

Via slabbed entrance from communal parking, private entrance and front door leading to

Hallway

Central heated radiator, wood effect laminate flooring, access to large storage cupboard, doors and opening into:

Open Plan Kitchen/Living/Dining 22'7" max 19'8" min x 15'8" (6.9 max 6.0 min x 4.8)

Double glazed bay window and two further windows flooding the room with light, central heated radiator, wood effect laminate flooring. The kitchen area has a variety of fitted wall and base units with complementary work surface over, fitted sink with drainage, for ring gas hob with extractor fan over, integrated electric oven, dishwasher, fridge/freezer and BOSCH washer/dryer. The lounge/dining area has a charming fireplace with electric fire with feature lighting.

Bedroom One 14'1" max 10'5" min x 9'10" max 3'3" min (4.3 max 3.2 min x 3.0 max 1.0 min)

Double glazed window, central heated radiator, bespoke fitted wardrobes with sliding doors and door leading to en-suite.

En-suite

Tiling to walls and floor, chrome heated towel rail, low level w.c., wash hand basin and shower with drench head over.

Bedroom Two 15'1" max 11'9" min x 11'5" max 6'2" min (4.6 max 3.6 min x 3.5 max 1.9 min)

Double glazed window, central heated radiator, bespoke fitted wardrobes with sliding doors.

Shower Room

Tiling to floor and walls, chrome heated towel rail, fitted storage unit, low level w.c., wash hand basin and walk-in shower with drench head over.

Parking

One allocated parking space and additional visitors parking.

Communal Area

Ample lawn area, bin store and storage.

Council Tax

Tax band is C.

Discount Open Market Scheme

This house is sold under the Discount Open Market Scheme offered by Bromsgrove Council. This scheme gives the purchaser a 30% discounted sale price on the property. Unlike some other forms of low-cost home ownership (e.g. shared ownership) with discounted sale properties the purchaser owns their home outright – no other party retains a share of the equity, but the initial price and each subsequent resale is subject to the same percentage discount. The owner is responsible for all repair and maintenance costs. Any proposed buyer will need to fill in a eligibility criteria form, please contact us for further information.



Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease is 999 years from 1st January 2017. There is an annual ground rent of £175.00 and an annual service charge of £1,806.50.

Referral Fee's

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.

Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

...here's just a few of them



Destina by Good Travel - dedicated travel experts



fig & favour - modern food emporium



Hagley Bridal Studio - exceptional service



Our PlaiCe - award-winning fish & chips



Paddocks - choice cuts from the choice of villagers



Robinson & Sproson - professional eye care



West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts



The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

...doing things differently

GROUND 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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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.

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**LexAllan
Grove**

local knowledge exceptional service