



LexAllan
Grove *Village*

...doing things differently

1 Prince Mews, Hagley, DY9 0FT

Auction Guide £350,000

Being sold via modern method of auction. This beautifully presented three bedroom family home is situated in a desirable gated community known as Princes Mews, Hagley. Offering opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network. The popular village of Hagley is a short distance with the villages of Clent and Belbroughton also being within easy reach. For those looking to enjoy the obvious benefits of the National Trust Clent Hills, that too is within a short distance of the home.

Approach via electric gates into private driveway with communal outside space, private off road parking, garage, welcoming reception hallway, downstairs w.c., attractive lounge dining, beautiful kitchen, low maintenance recently landscaped rear garden and access to garage On the first floor accommodation comprising of two double bedrooms and family bathroom, further stairs rising to master suite with bedroom, dressing area and en suite shower room. Internal inspection highly recommended! V4 EJ 15/11/23 EPC=B





Approach

Via gated pathway and lawn area to front with front door leading to:

Hallway

Central heated radiator, oversized tiling to floor, stairs to first floor and doors radiating to:

Kitchen 10'9" x 8'6" (3.3 x 2.6)

Double glazed window to front, central heated radiator, bespoke fitted shutters, oversized tiling to floor, variety of gloss fitted wall and base units with quartz work surface over, one and half bowl sink with inset drainage, four ring gas hob with extractor over, integrated electric oven, dishwasher and fridge/freezer.

Downstairs W.C.

Central heated radiator, oversized tiling to floor, low level w.c. and fitted wash hand basin.

Lounge Dining 15'5" max x 14'9" max (4.7 max x 4.5 max)

Double glazed windows and French doors to rear, central heated radiator, parquet style flooring and access to under stairs storage.

First Floor Landing

Access to storage and airing cupboard, doors radiating to bedroom two, three and family bathroom, further door giving access to private landing/entry for bedroom one with double glazed window, storage and stairs to second floor.

Bedroom Two 13'5" max x 9'2" max (4.1 max x 2.8 max)

Double glazed window to front, central heated radiator, bespoke fitted shutters.

Bedroom Three 8'10" x 12'5" (2.7 x 3.8)

Double glazed window to rear, central heated radiator, currently being used as a study.

Family Bathroom 8'10" x 6'2" (2.7 x 1.9)

Double glazed obscured window to front, heated towel rail, bespoke fitted shutters, tiling to floor and splashback areas, low level w.c., fitted wash hand basin shower cubicle and separate fitted bath.

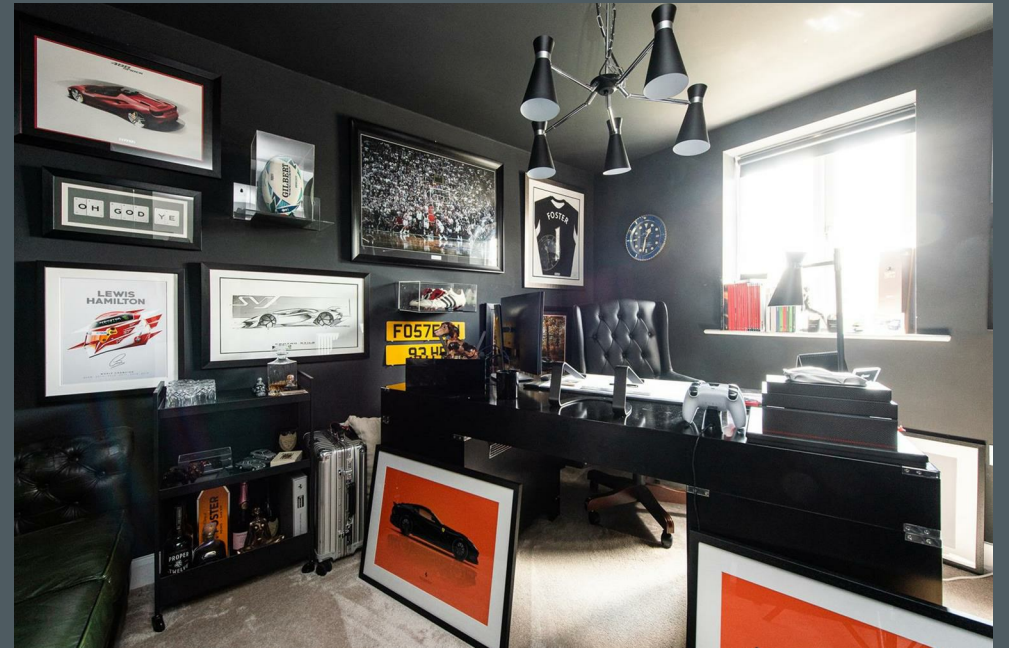
Bedroom One 19'0" max x 15'5" max (5.8 max x 4.7 max)

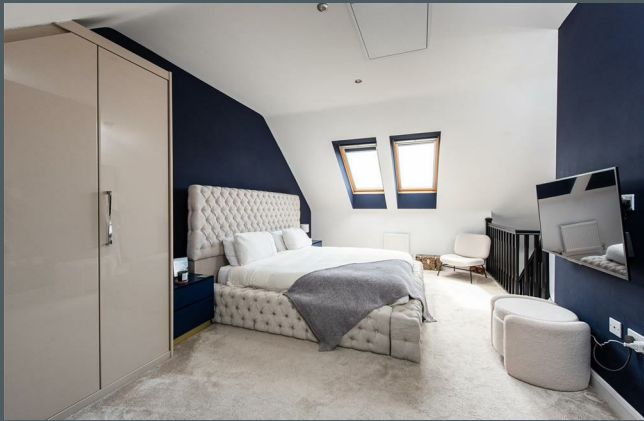
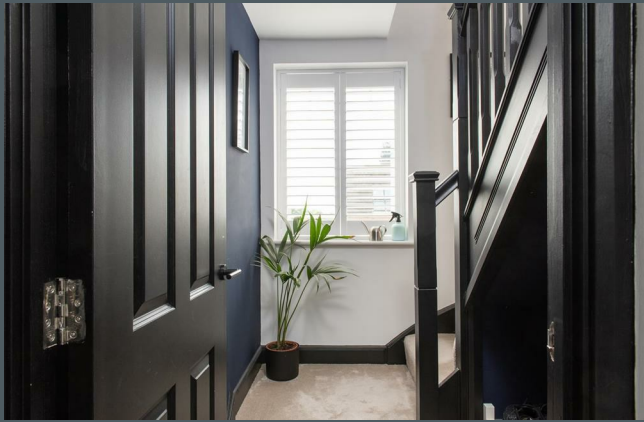
With it's own private stairs and entrance from the first floor landing, double glazed window to front and Velux skylight to rear, central heated radiators, bespoke fitted wardrobes and shutters and door to en-suite.

En-suite

Heated towel rail, tiling to floor and splashback areas, low level w.c., fitted wash hand basin and shower cubicle.









Garden

Raised patio area with steps/pathway leading to lawn area and access to garage/side.

Garage 8'10" max x 17'0" max (2.7 max x 5.2 max)

Up and over door, lighting, electric points and door leading to garden.

Communal Grounds

Ample lawn areas giving access to local countryside.

Parking

Private driveway and visitors car parking.

Council Tax Band

Tax band is D.

Tenure freehold

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. We have been advised that there a maintenance charge for communal areas and electric gates which is approx £480 per annum.

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 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.

Auction

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures



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

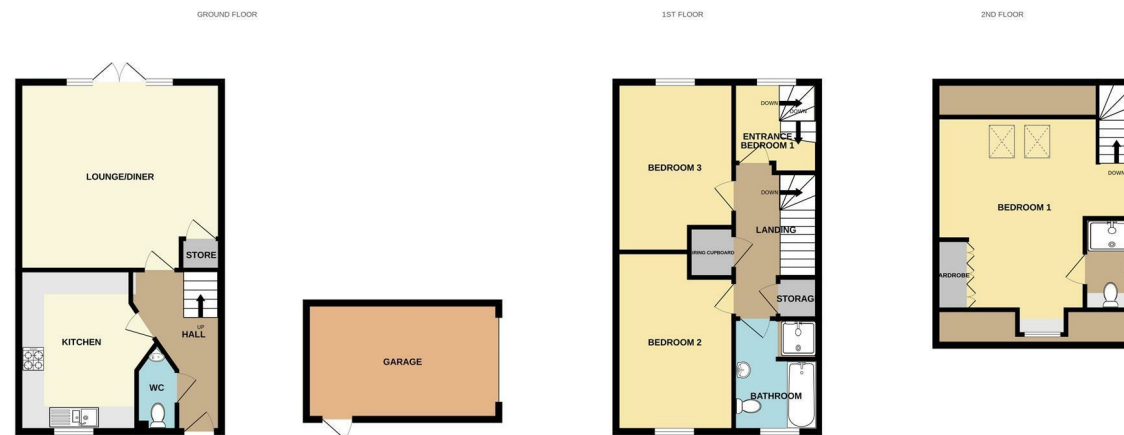


Hagley Train Station

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the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000.00 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 including

VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.



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