



**LexAllan**  
**Grove** *Village*

30 Honeymans Gardens, Driotwich, WR9 9AD

# Home with a view

Offering no upward chain, this modern two bedroom home is located in a convenient location close to the town centre and train station. Accommodation comprises: entrance porch, lounge, breakfast kitchen, guest wc, two double bedrooms and modern bathroom. The property is further complimented by an enclosed rear garden, parking and a garage.

## The Location

Droitwich Spa is a town in northern Worcestershire, it is located approximately 22 miles south of Birmingham and 12 miles west of Redditch. Being convenient to Worcester, this beautiful town offers a great variety of shops, restaurants and schools. Convenient to Worcester and being well placed for the M5 motorway network.

## Breakfast Kitchen 11'5" x 11'9" (3.5 x 3.6 )

Fridge/ Freezer, Gas Cooker, Washer/Dryer machine

## Lounge 15'1" x 11'5" (4.6 x 3.5)

Electric fire

## Bedroom 1 11'9" x 9'2" (3.6 x 2.8)

Fitted wardrobes

## Bedroom 2 7'10" x 11'5" (2.4 x 3.5)

## Bathroom 6'6" x 5'6" (2.0 x 1.7)

## Disclaimer

Images and Measurements of number 30 Honeyman Gardens

We are advised that there is a service charge of 140.06 p/a and a ground rent for the associated garage of £15.00 p/a

## 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 reserves the right to obtain electronic verification.



Lex Allan Grove loves...  
The location





# 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 Plaiice - 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*

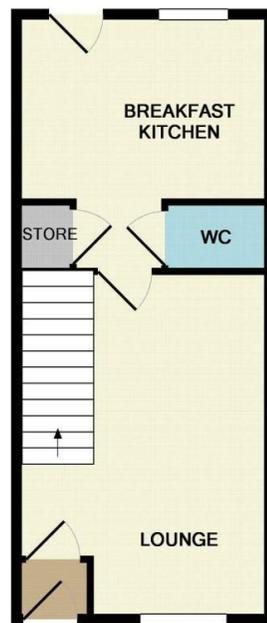


*The Vine Inn, Clent - a favourite local haunt*

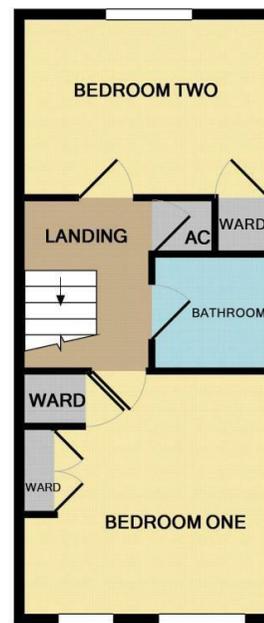


*Hagley Train Station*

*...doing things differently*



GROUND FLOOR



1ST FLOOR

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 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  
 Made with Metropix ©2011

**AGENT'S NOTE:** The property is connected to mains gas, electric, water and sewage.

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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 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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