

LexAllan
Grove *Village*

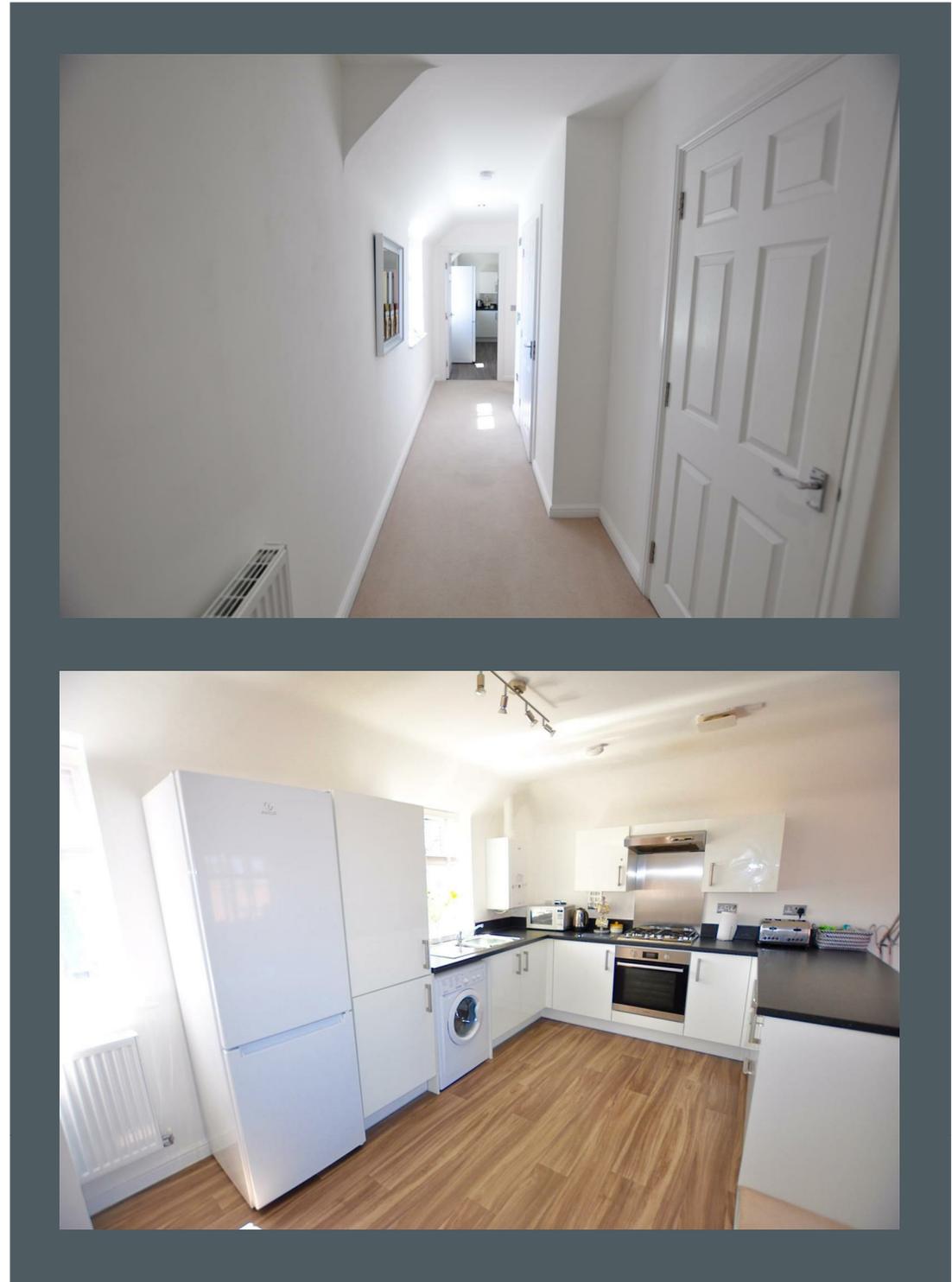


...doing things differently

5 Wilson House Durrant Mews
Hagley Stourbridge DY9 0WX

Offers Over £159,950

BEAUTIFULLY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT. Built recently by Cala Homes and available at 70% market value. However 100% ownership is available. THIS IS NOT A SHARED OWNERSHIP PROPERTY. The property is offered as part of the discount market value scheme. This second floor apartment is presented to a high standard and offers entrance hall, security phone system, open plan lounge kitchen area, two double bedrooms, bathroom, allocated parking space. DAG 20/11/20 V3 EPC=B



 **Lex Allan Grove loves...**
the beautiful presentation of this apartment





Approach

Via communal gardens with access to communal entrance hall, stairs to second floor landing with access to:

Private entrance hall

Security phone system, double glazed window to rear with integrated blinds, storage cupboard with shelving, doors radiating to:

Open plan lounge kitchen area 14'9" x 19'8" (4.5 x 6.0)

Two double glazed windows to rear with integrated blinds, one and a half bowl sink with drainer and mixer tap, Ideal central heating boiler, gas cooker point and hob, range of high gloss wall and base units with work surfaces over, breakfast bar area, plumbing for automatic washing machine, space for appliances, central heating radiator, open plan to lounge area.

Lounge area

With double glazed windows to front with integrated blinds, central heating radiator, t.v. point.

Bedroom one 9'6" min 10'2" max x 13'5" (2.9 min 3.1 max x 4.1)

Double glazed window to rear with integrated blinds, central heating radiator.

Bedroom two 12'5" max 5'6" min x 14'9" (3.8 max 1.7 min x 4.5)

Double glazed window with integrated blinds to front, central heating radiator and loft hatch.

Bathroom

Bath with shower over, w.c., pedestal wash hand basin, central heating radiator, complementary tiling to walls, central heating radiator.

Outside

There are communal gardens, one allocated parking space.

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. Service charge currently payable is approximately £1,400.00 per annum with an annual ground rent of £175.00. There are 96 years remaining on the lease. The service charge is currently payable to Wychbury Lawns Apartment (Hagley) Management Company Ltd. It is important to appreciate that any purchasers must qualified in order to purchase the property. The purchaser must be over 18 and have a household income less than £80,000 per year or such other figure that the district council may agree. The unit may only be purchased as their principal home and Bromsgrove District Council is satisfied that they will not be able to acquire interest in a property in the open market area of the development and is either a key worker in the district ie police officer and nurse or is an ordinary resident of Bromsgrove District Council or has a strong local connection with the administration area having regards to periods of residence in and family associations with the administration area of Bromsgrove District Council or a genuine need accepted by Bromsgrove District Council to reside in the administration area for example in order to retain employment in the locality. Any purchaser buying the property will be purchase at a discount price of 70%. It is not shared ownership and will own 70% equity in the property, this will apply on any subsequent sale.

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.

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 25% 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.



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

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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**LexAllan
Grove Village**

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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



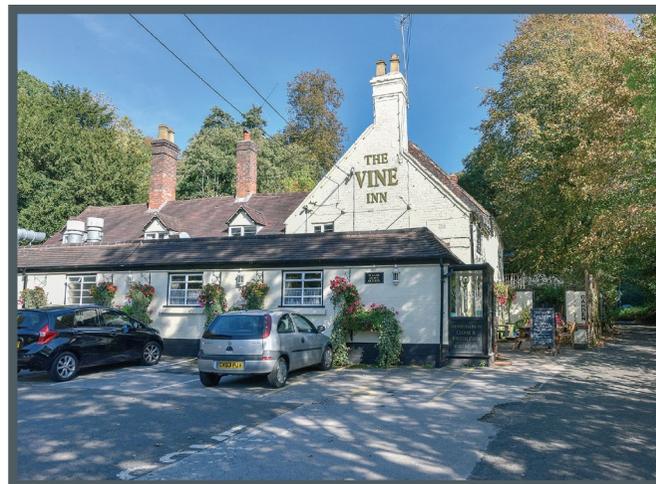
Paddocks - choice cuts from the choice of villagers



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