



10 Clent Cottage, Odnall Lane, Clent, Stourbridge, DY9 9PW

Offers In The Region Of £145,000

# A superb one bedroom apartment nestled in the Clent Countryside.

Nestled amongst the Clent Hills, this well presented one bedroom apartment has views over the surrounding countryside and is just a short distance from local pubs and countryside walks.

Accommodation comprises: entrance hall with a useful study space and direct access to the communal gardens, open plan living space with feature fireplace opening into the well fitted kitchen with integrated appliances, modern shower room and a generous double bedroom. The property also benefits from previously mentioned communal gardens, parking and lift access.

EPC=E DAG 19/10/20 V1



**Lex Allan Grove loves...**

*The convenient, yet rural location.*

EPC=E







#### Entrance Hall

Door leads in from the communal hallway, telephone intercom system, storage cupboard and separate storage cupboard housing the boiler, useful study area with feature vaulted spire ceiling, radiator, double glazed French doors to the communal gardens, ceiling light points and doors to:

#### Bedroom 13'5" x 8'6" (4.11 x 2.6)

With double glazed window to the rear, ceiling light point and central heating radiator.

#### Shower Room

With shower cubicle, low level w.c, wash hand basin, ceiling spot lights, chrome heated towel rail and tiled flooring.

#### Open Plan Lounge/Diner/Kitchen

##### Lounge/Diner 16'11" max x 10'4" max (5.16 max x 3.15 max)

With double glazed window to the side, two ceiling light points, radiator, feature fire surround with electric fire insert and open to kitchen area:

##### Kitchen 7'8" x 6'11" (2.34 x 2.11)

Having a range of fitted wall and base units with work surfaces and upstands over, stainless steel sink with separate drainer unit, integrated oven with hob and extractor, integrated microwave, integrated washing machine and integrated fridge, double glazed window to the rear and ceiling spot lights.

#### Outside

Communal grounds and gardens surround the building with areas of lawn, patio and mature trees. There is also a large gravel parking area with pathway that leads to the main entrance door.

#### Important Agent Note

Please be aware there is an ongoing situation regarding a section of the retaining wall. The management company are currently in negotiation to ascertain costs for the replacement of the falling wall. Any potential purchaser would become a shareholder of the management company and therefore become liable for ongoing costs. Please speak to a member of staff for further information before viewing or offering on the property.

#### Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold on a long lease of 999 years. There is no ground rent payable, the service charge is currently £1,800 per year. 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 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.





# 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*

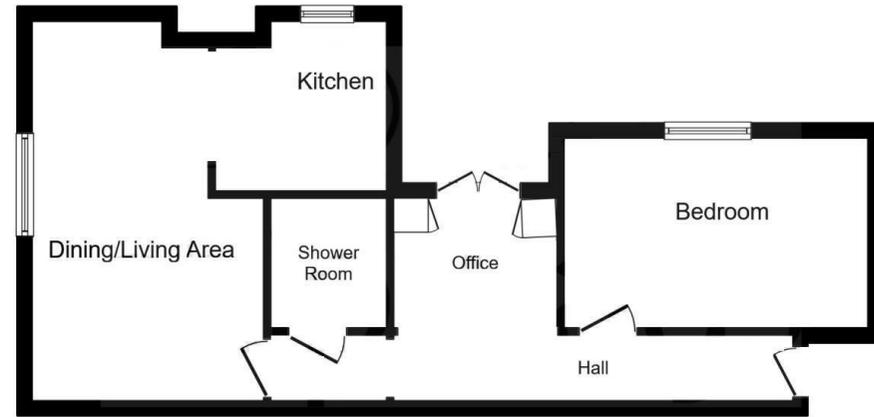


*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*



**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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