



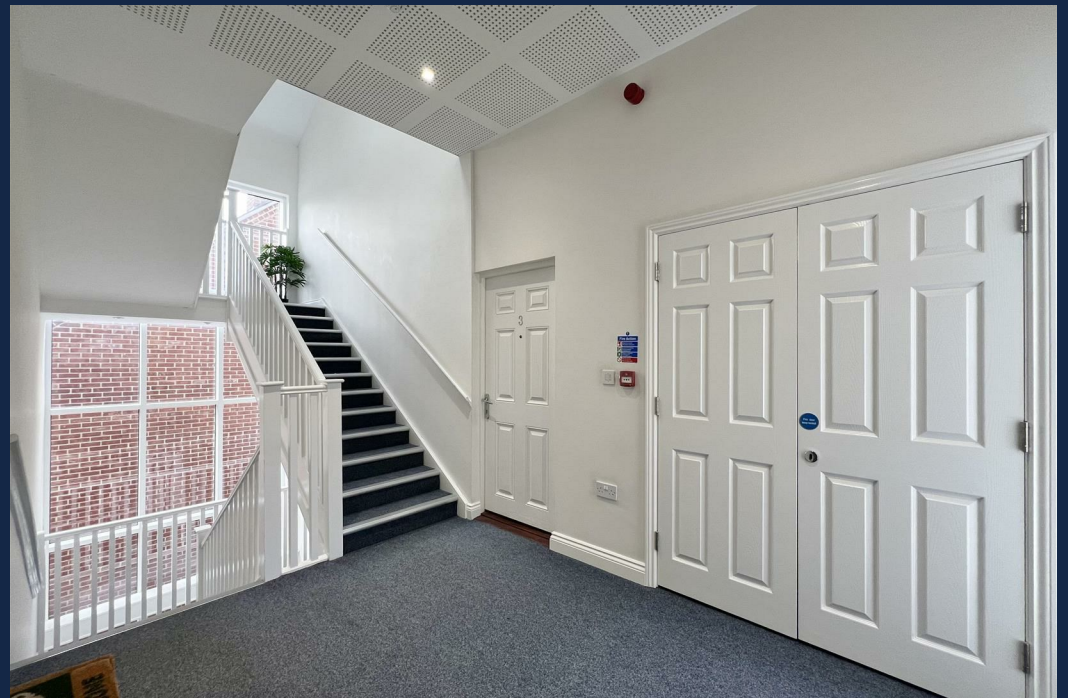
Grove.
FIND YOUR HOME

3 The Mount, Mount Lane, DY9 9PR
Guide Price £210,000

Apartment Three, The Mount

This property offers clients the benefits of semi-rural living with the beautiful National Trust Clent Hills on your doorstep and close to all local village amenities, including The Fountain public house and restaurant and yet within easy access of Hagley offering many further boutique shops and excellent commuter opportunities via Hagley train station to Birmingham, Worcester and beyond.

The property has allocated parking, communal grounds, welcoming security entrance hall, private entrance hall where you will find a double bedroom leading off the main hall, modernised bathroom and fabulous open plan lounge dining kitchen with double glazed sash windows and far-reaching views.





Approach
Approached via residents driveway with allocated parking spaces in the car park.

Communal Entrance Hall
With lift and stairs for access, intercom to provide security for residents and exit out to car park.

Entry Hall 4'11" x 11'1" (1.5 x 3.4)
With central heating radiator, large storage cupboard with double doors and door through into:

Open Plan Living Room & Kitchen 25'11" max 6'2" min x 14'1" max 6'10" min (7.9 max 1.9 min x 4.3 max 2.1 min)
With dual aspect double glazing sash windows with further bay window, two central heating radiators and and t.v point. This room space is open plan into the kitchen with wood effect flooring, various fitted wall and base units with work surface over and one and a half bowl sink with drainage. Integrated SMEG electric oven with Samsung four ring gas hob and extractor fan over, integrated washing machine and fridge freezer. The intercom system can be found in the lounge and there is also plenty of space for dining furniture.

Bedroom 7'6" x 11'5" (into wardrobe) (2.3 x 3.5 (into wardrobe))
With double glazing sash window , central heating radiator, tv point and fitted Sharps sliding door wardrobes for storage.

Bathroom 5'10" x 10'9" (1.8 x 3.3)
With double glazing sash window, chrome heated towel rail, tiling to splashback and wood effect flooring. Low level w.c., hand wash basin and fitted bath with drench head shower over.

Tenure - Leasehold
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. We are advised there is 117 years remaining and a monthly service charge of £177.00. A buyer is advised to obtain verification from their solicitor.

Council Tax
The council tax band is C.







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, Grove Properties Group 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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.



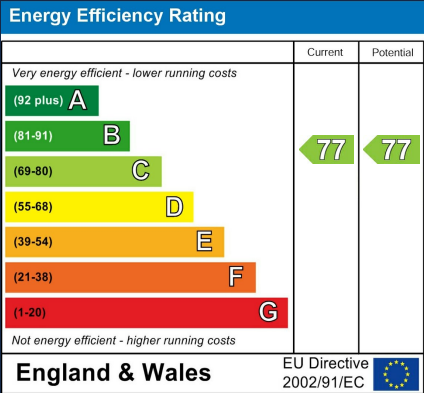
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used 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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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