



Grove.

FIND YOUR HOME

22 St Saviours Court, Worcester Road, DY9 0HQ

Guide Price £189,950

Apartment 22, St Saviours Court

Situated on Worcester Road in the village of Hagley, this delightful over 55's first-floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals or couples giving the flexibility to invite a friend or family member to stay.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features a well-appointed bathroom, ensuring all your needs are met with ease.

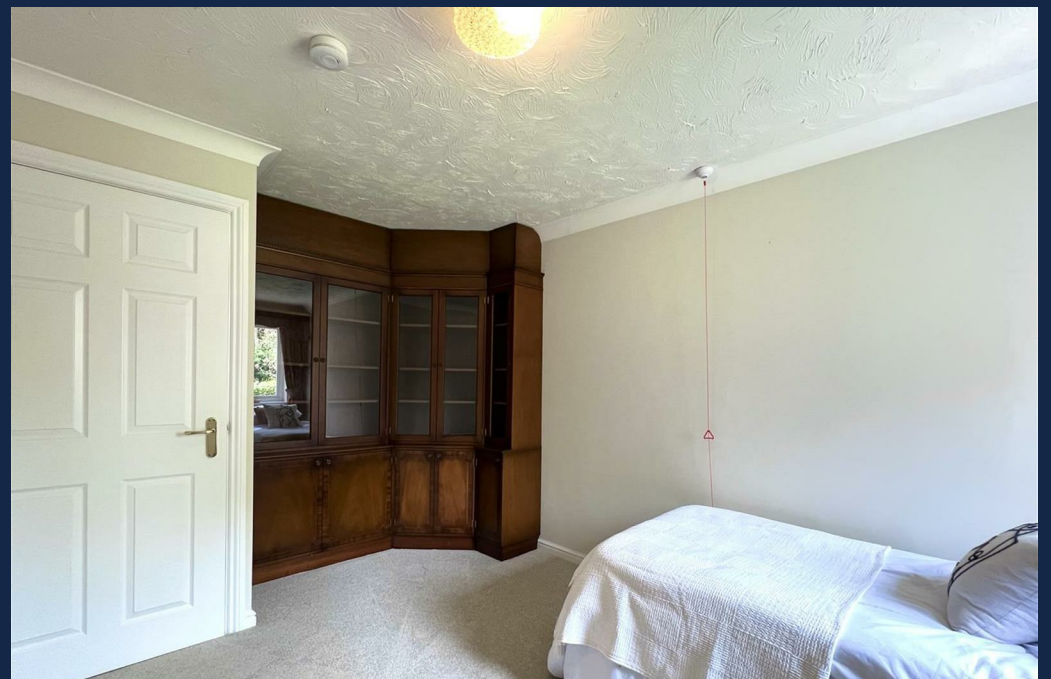
One of the standout features of this property is the beautifully maintained communal gardens, offering a serene outdoor space to unwind and enjoy the fresh air. The allocated parking space provides you with the convenience of off-road parking.

The location is particularly appealing, as it is just a short walk to the local high street, where you will find a variety of shops, cafes, and amenities to cater to your daily needs. The vibrant community of Hagley is known for its friendly atmosphere and excellent transport links, making it easy to explore the surrounding areas.

This apartment presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a desirable location. With its attractive features and proximity to local conveniences, it is a property not to be missed.







Approach

Approached via driveway with allocated parking space, communal grounds with various seating areas to enjoy leading to the front entrance with intercom system.

Residents Living Space

A great space to enjoy with other residents, there is ample seating with door out to the gardens.

Residents Laundry Room

With various washing machines and dryers, ensuring convenience for residents.

Entry Hall

With storage heater, consumer unit, intercom and large walk in storage cupboard. Doors lead to:

Living Room 18'4" max 9'6" min x 14'5" max 8'10" min (5.6 max 2.9 min x 4.4 max 2.7 min)
With double glazing window to rear, feature fireplace with electric heater, television point and phone line. Glass doors lead to the kitchen.

Kitchen 5'10" x 8'10" (1.8 x 2.7)

With double glazing window to side, wall mounted heater and tiling to splashback. Fitted wall and base units with worksurface over, stainless steel sink with drainage and four ring electric hob with extractor fan over. Integrated electric oven and grill and space for further white goods.

Bedroom One 17'8" (into wardrobes) x 9'6" (5.4 (into wardrobes) x 2.9)

With double glazing window to side, storage heater, television point and two fitted wardrobes for storage with matching side units.

Bedroom Two 9'2" max 5'6" min x 14'1" max (into cabinet) 9'2" (2.8 max 1.7 min x 4.3 max (into cabinet) 2.8 min)

Currently being used as a bedroom but could alternatively be used as a dining room. With double glazing window to rear, storage heater and fitted wood storage cabinets.

Bathroom 5'6" max 6'10" max (1.7 max 2.1 max)

With chrome heated towel radiator, tiling to walls and tile effect flooring. Low level w.c., fitted vanity sink with storage and large walk in shower cubicle with hand held and drench head.

Gardens

Communal gardens with lawns, paved patio areas, various mature planter beds and established borders for security.

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. A buyer is advised to obtain verification from their solicitor. We are advised that the lease is 125 years from 1st February 2002.



Council Tax
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.





FIRST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 sq.m.) approx.

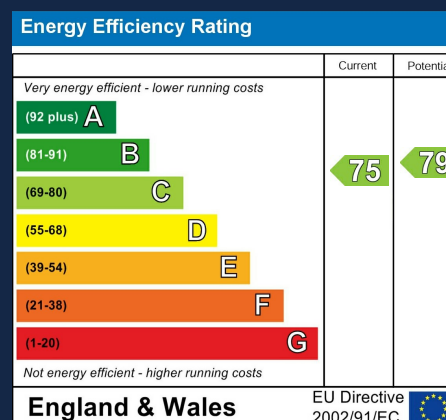
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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Hagley
129 Worcester Road
Hagley
DY9 9NN

T: 01562 270 270

E: hagley@grovepropertiesgroup.co.uk

W: www.grovepropertiesgroup.co.uk