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23 Newlands Close,
Hagley

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23 Newlands Close, Hagley, Worcestershire, DY9 0GY

A 2-bedroom ground floor apartment with lounge/ diner and separate kitchen located in Hagley and built by Redrow Homes. Ideally suited to owner occupiers or investors. The property occupies a favourable position overlooking communal gardens to the rear and is away from the main road.

Ideally placed for commuting to Birmingham and the West Midlands by road and rail. Hagley village offers a good range of local amenities including restaurants, bars and shops as well as sought after schooling. The village railway station gives direct services to Worcester, Birmingham and further afield including access to London.

With PVCU double glazing and electric heating throughout, the apartment is accessed by a communal entrance hall with entry phone system and front door leading into the apartment with central hall having cloaks cupboard and airing cupboard. The kitchen has a range of modern units with stainless steel inset sink, integrated oven, hob and chimney style hood all-in a stainless-steel finish. For some buyers this layout is preferable to have the kitchen separate so that cooking smells are kept out of the living space.



Bedroom 1 has fitted wardrobes and similar views overlooking the communal gardens to the rear and has the luxury of an ensuite shower room with shower, low level wc and wash basin. There is also a second bedroom making this an attractive 2-bedroom apartment.

Outside there is an allocated car parking space.

Tenure- long leasehold. Length of lease is 125 with 105 years remaining.

Ground rent - £210

Annual service charge- £1134.50 there is also an allocated parking space

EPC rating- C

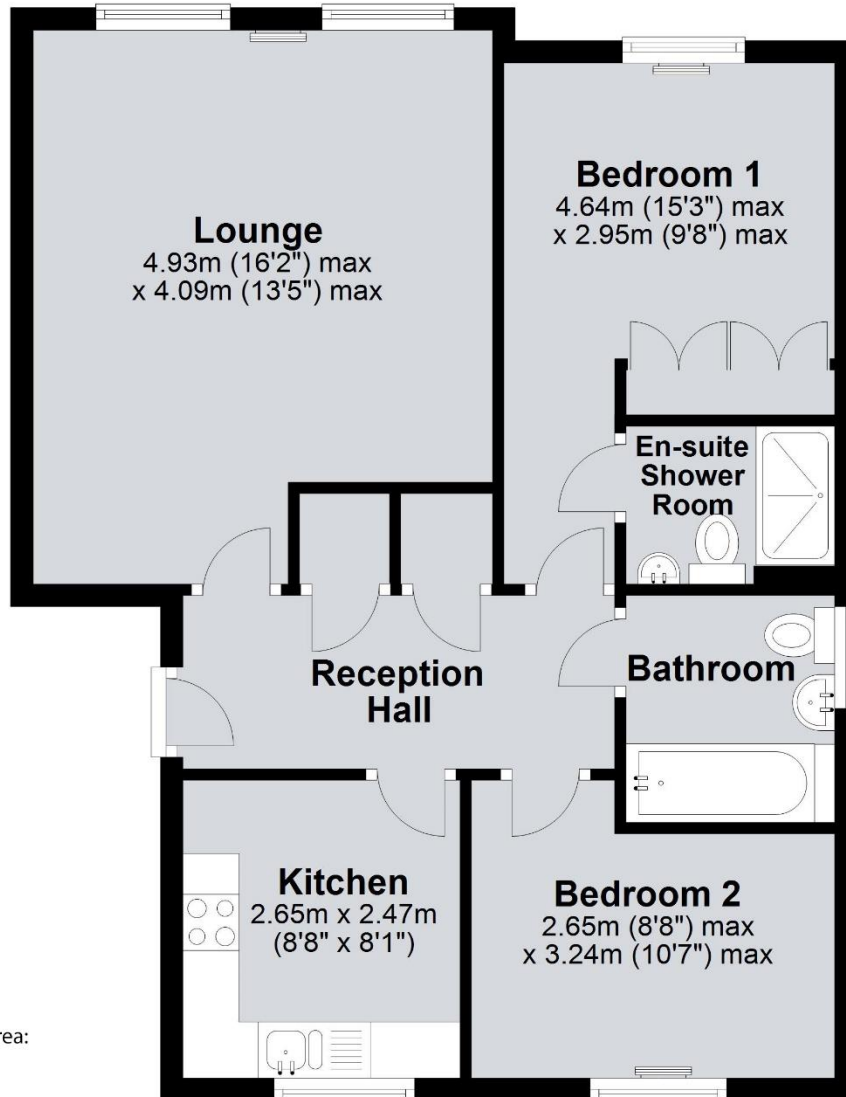
Council tax band- C



FLOOR PLANS



Ground Floor



Approximate Gross Internal Floor Area:
Ground Floor: 60sq m, 646sq ft

Produced by EnergyCom.
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.
Email: ecl@energy-survey.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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