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5 The Mount
Client

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5 The Mount, Mount Lane, Clent, DY9 9PR

Not to be missed a fabulous 2 double bedroom second floor apartment with stunning views and that real wow factor with the convenience of a lift for easy access, 2 parking spaces, open plan kitchen living dining space, ensuite and family bathroom together with staircase to attic storage.

Forming part of this bespoke development at Mount Lane just off Adams Hill with excellent walks over the Clent Hills and stunning distant panoramic views. This stunning property is ideal for busy professionals or as a lock up and leave bolt hole. The delightful setting within the national trust owned Clent Hills is complimented by the convenience for commuting to Birmingham city centre, the West Midlands cohabitation with excellent road and motorway access. There are also railway stations nearby at Hagley, Blakedown and Stourbridge.

The apartment is approached from the central communal entrance with entry phone system. There is a choice whether to take the staircase or the lift to the second floor landing to the front door of the apartment. The accommodation benefits from gas fired central heating and double glazing with sash style windows.



The central reception hallway is L shaped and double doors open to the impressive living/ dining kitchen with French doors to Juliet balcony and lovely panoramic views.

The comprehensively fitted kitchen includes 1½ bowl Inset sink, integrated gas hob which includes a stainless steel chimney style hood, double oven, integrated dishwasher and fridge freezer. There is also an undercounter washing machine. The kitchen area is identified with flush ceiling lighting and there is a door and saver staircase to attic storage within the roof space.

The master bedroom suite provides for a double bedroom with built in double wardrobe and ensuite shower room stylishly fitted with walk in shower with sliding glass door and having rainwater shower head and hand held attachment together with half pedestal wash basin and wall mounted WC with chrome radiator.

Bedroom 2 is also a double room and overlooks the rear of the property and there is a useful linen cupboard. The house bathroom is fitted to a similar standard as the ensuite but with bath with mixer tap, shower and separate rainwater showerhead and extendable shower over, half pedestal wash basin with mixer tap and wall mounted WC and chrome rail radiator.



The property has the advantage of 2 allocated parking spaces identified by the number 5 on each. There is also an integral communal bin store and store at the rear which residents can use.

The property is long leasehold for 125 years (117 years remaining on the lease) and also, a ground rent of £300.00 per annum. The service charge is £1,660.56 per annum.

Council tax band: D

EPC rated: B

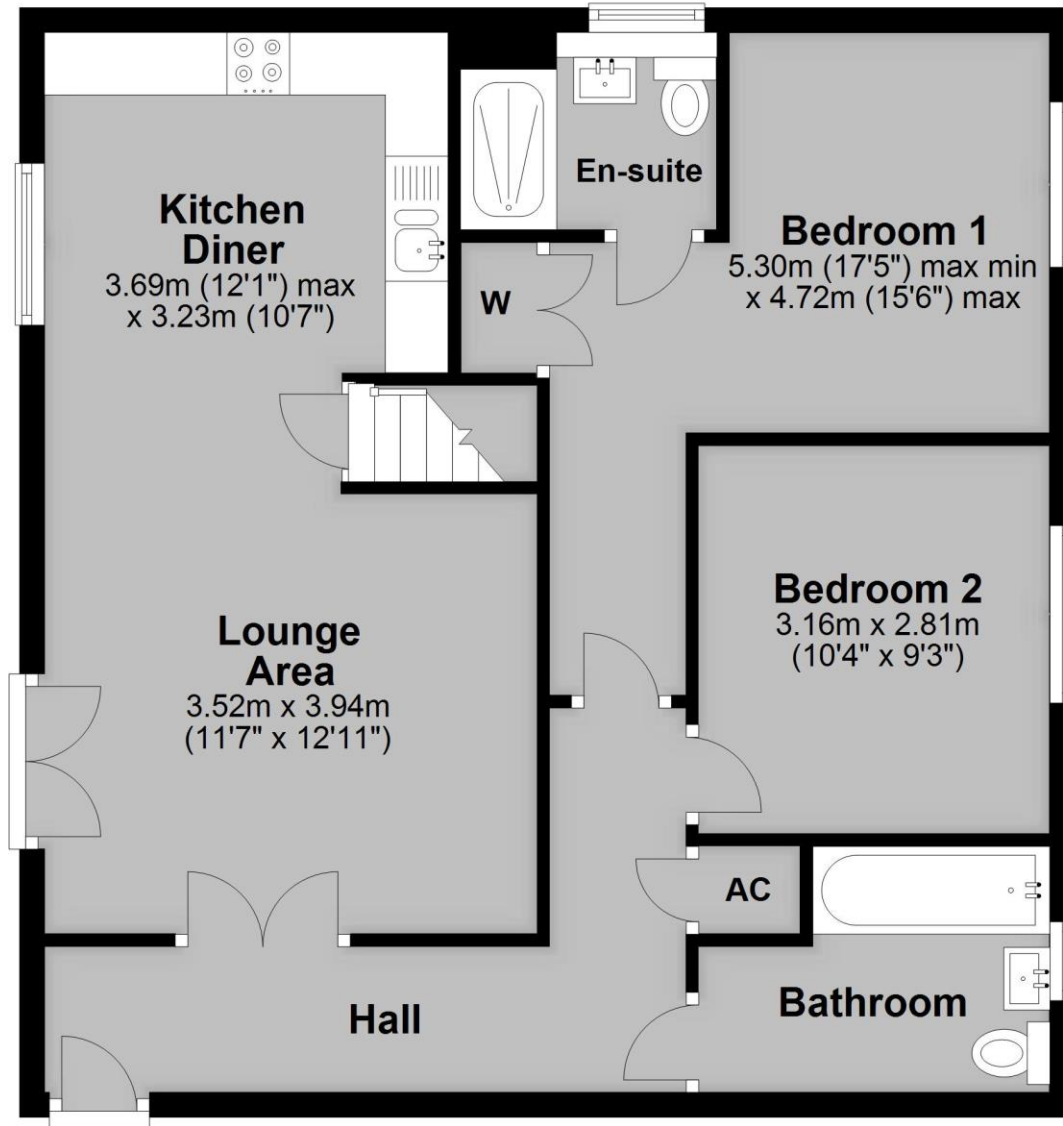
Tenure: Leasehold



FLOOR PLANS

Third Floor

Approx. 71.1 sq. metres (765.6 sq. feet)

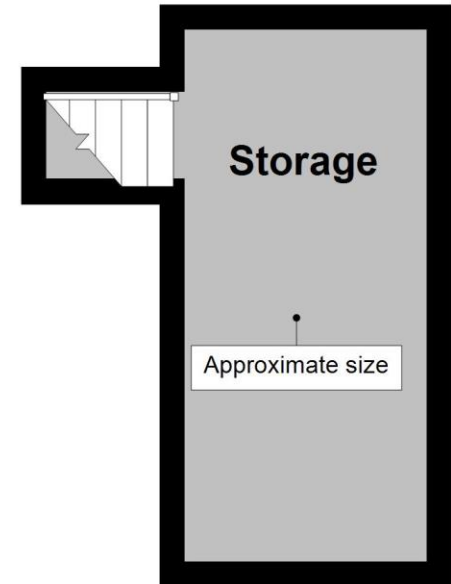


Total area: approx. 80.1 sq. metres (862.4 sq. feet)

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

Attic Storage Room

Approx. 9.0 sq. metres (96.8 sq. feet)





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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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