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**10 Millpool Close**  
Hagley



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10 Millpool Close, Hagley, DY9 0JN

A spacious ground floor apartment with rural views to the rear and an attractive setting close to Hagley Village. With two double bedrooms, good sized through lounge/ diner, kitchen and bathroom plus garage located in a separate block. This lovely apartment has large windows which makes it particularly light and airy and maximises the views.

The well maintained grounds features a small stream and bridge and are a particular feature of the development.

Hagley is a popular North Worcestershire Village on the fringe of green belt countryside with an excellent range of shops, bars and restaurants. Highly regarded schools for families and its own railway station. Road links are particularly good to Birmingham, Worcester and beyond with motorway access at Junctions 3 and 4 of the M5 motorway. There are some good local walks and in close proximity the national trust owned Clent Hills are a popular beauty spot. The property is approached by a way of a communal entrance hallway at ground floor level with front door leading to the apartment.



Ground floor apartments are particularly sought after within this development as they are an alternative option to purchasing a bungalow but have the added advantage of easy living as the grounds are maintained via the service charge.

The front door leads into a central reception hall, straight ahead is the through lounge diner which is particularly spacious with dual aspect to both front and rear elevations and direct access to communal gardens at the rear. The focal point is a feature fireplace with electric fire.

The kitchen been refitted in recent years, it has a range of fitted units with woodblock work surfaces, integrated appliances include double oven, gas hob with hood above, integrated fridge freezer and slim line dishwasher.

Bedroom 1 and 2 are both double rooms, bedroom 1 with fitted wardrobes and dressing table and bedroom 2 with mirror full height wardrobes. The bathroom has been refitted as a shower room with shower, vanity wash basin and low level WC.

Within the development is on site carparking and the property has its own garage in a separate block.



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we sell **homes**.





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The property is long leasehold. It is understood that the freehold is owned jointly by the individual flat owners through the Millpool Close residents Company Limited and that the service charge currently equates to approximately £2162.40 per annum including building insurance.

We understand that the lease is for 999 years from 25<sup>th</sup> March 1964.

Council tax: C  
EPC: D

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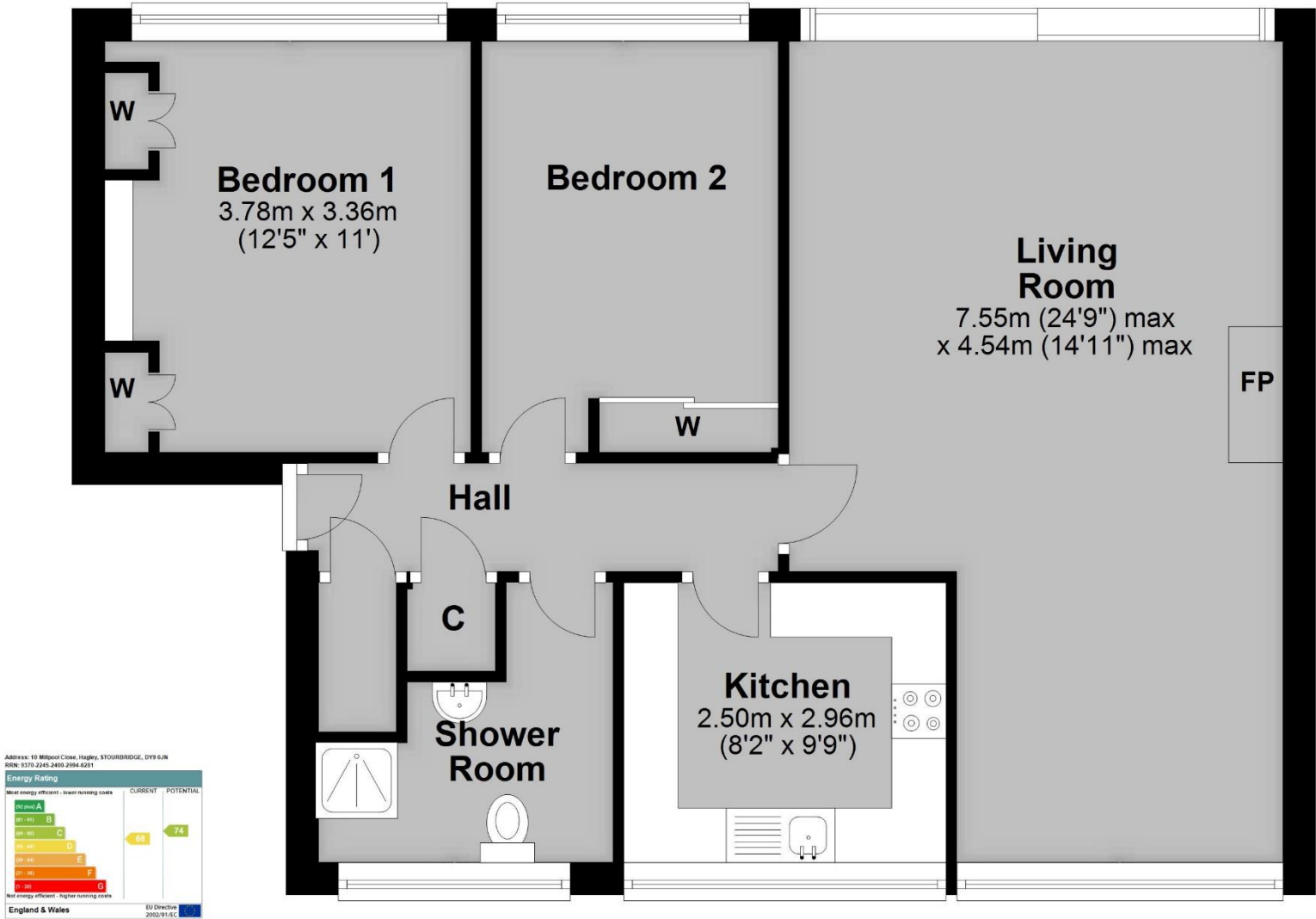




# FLOOR PLANS

## Ground Floor

Approx. 74.2 sq. metres (798.5 sq. feet)



Total area: approx. 74.2 sq. metres (798.5 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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