



LexAllan
Grove *Village*

9 Lime Court Oldnall Road, Kidderminster, DY10 3HN

Price Guide £170,000

...doing things differently

Home with a view...

A well positioned, spacious and quiet second-floor apartment featuring captivating expansive views across to the Malvern Hills. Benefitting from having a private garage and being within close proximity of Kidderminster Railway Station. The property is set within a sought after and prestigious postcode, on one of the few remaining tree lined avenues in close proximity to Kidderminster Golf Club. Lime Court is situated in an elevated position off Oldnall Road and early viewing is therefore imperative to avoid disappointment. The accommodation more fully comprises: Leasehold. EJ 18/6/24 V3 EPC=D







Approach

Private road leading to apartments with lawned and maintained gardens surrounding.

Communal Entrance

Clean and tidy communal Reception Hall with centralised stairs leading to first and second floor, secure door entry system. Private entrance door to apartment.

Hallway

Doors leading to;
ADAX NEO WIFI Modern Electrical Wall Heater, door to large storage cupboard.

Kitchen 13'1" x 7'2" (4.0 x 2.2)

Double glazed window to side overlooking gardens and hill views beyond. Featuring a variety of fitted wall and base units, work surface over, integrated four ring electrical hob, electrical oven and grill, with extractor over, space and plumbing for white goods, one and half bowl sink with drainage.

Lounge 18'8" x 11'5" (5.7 x 3.5)

Expansive lounge with double glazed windows and sliding patio doors to rear leading to balcony with views across to the surrounding countryside. Feature electrical fire and surround, ADAX electrical heater.

Balcony 10'5" x 5'6" (3.2 x 1.7)

Tiling to floor, part brick and views to gardens and surrounding countryside.

Shower Room 8'6" x 7'6" (2.6 x 2.3)

Tiling to floor and splashback, electrical towelling radiator, wash hand basin with underneath storage, w.c., step up to large fitted shower cubicle and additional elevated storage cupboard to side.

Bedroom One 14'1" x 11'9" (4.3 x 3.6)

Spacious main bedroom with double glazed window to rear, ADAX electrical heater and fitted wardrobes for storage.

Bedroom Two 12'5" x 10'5" (3.8 x 3.2)

Double glazed window to side, wood effect flooring, currently being used as a bright and spacious office.

Parking

Garage located in communal grounds with up and over door and further parking on shared residents-only car park.

Communal Gardens

Large, well maintained garden area featuring a variety of trees and plants, surrounded by hedges for the privacy of residents.





Council Tax Banding

The council tax band is C.

Tenure

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 a 125 year lease from 6th August 2007. The ground rent is £0 and the annual service charge is £950.

Referral Fees

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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.

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, Lex Allan Grove reserves the right to obtain electronic verification.

Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

...here's just a few of them



Destina by Good Travel - dedicated travel experts



fig & favour - modern food emporium



Hagley Bridal Studio - exceptional service



Our PlaiCe - award-winning fish & chips



Paddocks - choice cuts from the choice of villagers



Robinson & Sproson - professional eye care



West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts



The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

...doing things differently

SECOND FLOOR
759 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.6 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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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**LexAllan
Grove**

local knowledge exceptional service