



**LexAllan**  
**Grove** *Village*

38 Sanderson Court Park Road, Hagley, Stourbridge DY9 0AP

*...doing things differently*

Guide Price £350,000



'RETIRE IN STYLE' Purpose built in 2015 and managed by McCarthy and Stone in the much sought after location of Hagley, this two bedroom first floor apartment with a private balcony is within close proximity to the communal areas and offers the rare chance of independent living to downsizers and retirees in a friendly and welcoming community.

Briefly comprising of initial entrance hall, under floor heating throughout, through lounge diner. kitchen, two well proportioned bedrooms, master en-suite, additional shower room and utility cloak cupboard also benefiting from access to beautifully maintained communal gardens and communal living areas.

The apartment is close to the heart of Hagley with just a short walk to Hagley high street giving access to all the local amenities on offer. Walking distance of Hagley Train Station accessing both Birmingham, Worcester and beyond and an easy commute to the national motorway network from M5 Junction 4. Leasehold.

Viewing by appointment only. EJ 11/8/23 EPC= B











### Approach

Access via foot gate/gates off Park Road leading to communal front door with intercom system to gain access to communal hallway leading to;

### Hallway 11'1" x 9'6" max (3.4 x 2.9 max)

With doors leading to utility, living room, both bedrooms and shower room.

### Utility/ Storage Room 3'11" max x 7'2" max (1.2 max x 2.2 max)

With housing boiler, shelving and space and plumbing for white goods.

### Living Room 25'3" max x 13'1" max (7.7 max x 4.0 max)

With double glazing window to front and double glazing patio door onto balcony, feature fireplace and door into kitchen.

### Kitchen 6'10" max x 7'10" max (2.1 max x 2.4 max)

With double glazing window to side, tiling to floor and fitted wall and base units with worksurface over. Four ring electric hob with extractor fan over, inset sink, Hotpoint oven and microwave and integrated fridge and freezer.

### Bedroom One 18'0" max x 9'10" max (5.5 max x 3.0 max)

With double glazing window to front, door to en-suite and walk in storage.

### En-suite 6'10" max x 8'10" max (2.1 max x 2.7 max)

With chrome towel rail, tiling to floor and splashback, low level w.c., vanity unit with storage and fitted bath with drench head shower over.

### Bedroom Two 14'1" max x 8'10" max (4.3 max x 2.7 max)

With double glazing window to front over looking balcony.

### Shower Room 7'2" max x 5'2" max (2.2 max x 1.6 max)

With chrome towel rail, tiling to floor and splashback, low level w.c., separate wash hand basin and shower cubicle.

### Private Balcony

Glass balcony for private use accessed from lounge/dining.

### Communal Lounge

Communal lounge for use of residents, with a bright modern finish.

### Outside

The apartment benefits from access to the communal landscaped gardens and seating areas that are maintained as part of the service charge.

### Council Tax Band

Council tax band is D.













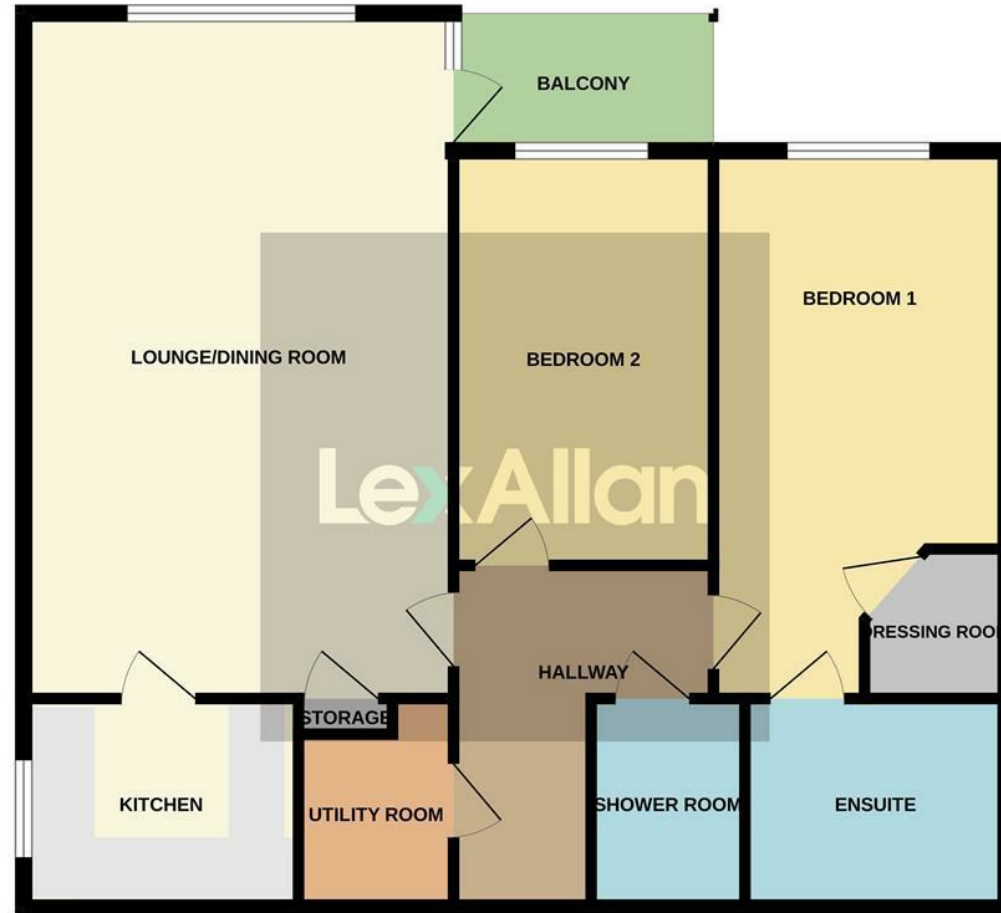








GROUND FLOOR





# 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*



## 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. We are advised that the length of lease is 125 years from 1st June 2015. There is an annual ground rent of £495.00 and an annual service charge of £2997.36.

## 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.

**IMPORTANT NOTICE** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

**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