



LexAllan
Grove *Village*

9 Fold Court, The Village, Chaddesley Corbett, DY10 4SA

Asking Price £350,000

...doing things differently

Welcome to this charming property located in the heart of The Village, Chaddesley Corbett. This delightful house boasts two cosy bedrooms, perfect for a small family or those looking for a spare room or home office. The property features a well-maintained bathroom, ensuring convenience and comfort for its residents.

Recently renovated, this house offers a fresh and modern feel while retaining its traditional charm. The renovation adds a touch of elegance to the property, making it a truly inviting space to call home.

One of the highlights of this property is the communal gardens, providing a tranquil escape right at your doorstep.

Conveniently located in a village setting, this property offers a peaceful and close-knit community atmosphere. With parking available for one vehicle, you can rest assured that your car will have a secure spot.

Don't miss out on the opportunity to make this lovely house your new home. Embrace village living at its finest and create wonderful memories in this beautiful property.





Approach

Approached via driveway up to parking area and pathway through communal gardens up to front door.

Entrance Hall

With double glazing window to front, wooden flooring, storage cupboard and stairs to first floor landing. Doors radiating to:

Living Room 10'5" x 14'9" (3.2 x 4.5)

With dual aspect double glazing windows to front and rear, central heating radiator, wooden flooring and feature fireplace.

Kitchen 7'6" max 4'11" min x 11'1" max 7'10" min (2.3 max 1.5 min x 3.4 max 2.4 min)

With window to rear, central heating radiator and wooden flooring. Featuring fitted wall and base units with work surface over, Belfast sink, Bosch oven and four ring gas hob. With space and plumbing for white goods and pantry cupboard also with space and plumbing for white goods.

Snug 11'1" x 10'2" (3.4 x 3.1)

With double glazing window to rear, central heating radiator and wooden flooring.

W.C. 7'2" x 2'11" (2.2 x 0.9)

With obscured double glazing window to front, central heating radiator and wooden flooring. w.c. and hand wash basin.

First Floor Landing

With Velux window to rear, central heating radiator and airing cupboard with housing boiler.

Bedroom One 14'9" x 10'5" (4.5 x 3.2)

With dual aspect Velux windows to front and rear and central heating radiator.

House Bathroom 10'5" max 4'7" min x 7'10" max 4'11" min (3.2 max 1.4 min x 2.4 max 1.5 min)

With Velux window to front, central heating radiator, laminate flooring and tiling to splashback. With pedestal sink, w.c. and fitted shower cubicle.

Bedroom Two 14'9" x 10'2" (4.5 x 3.1)

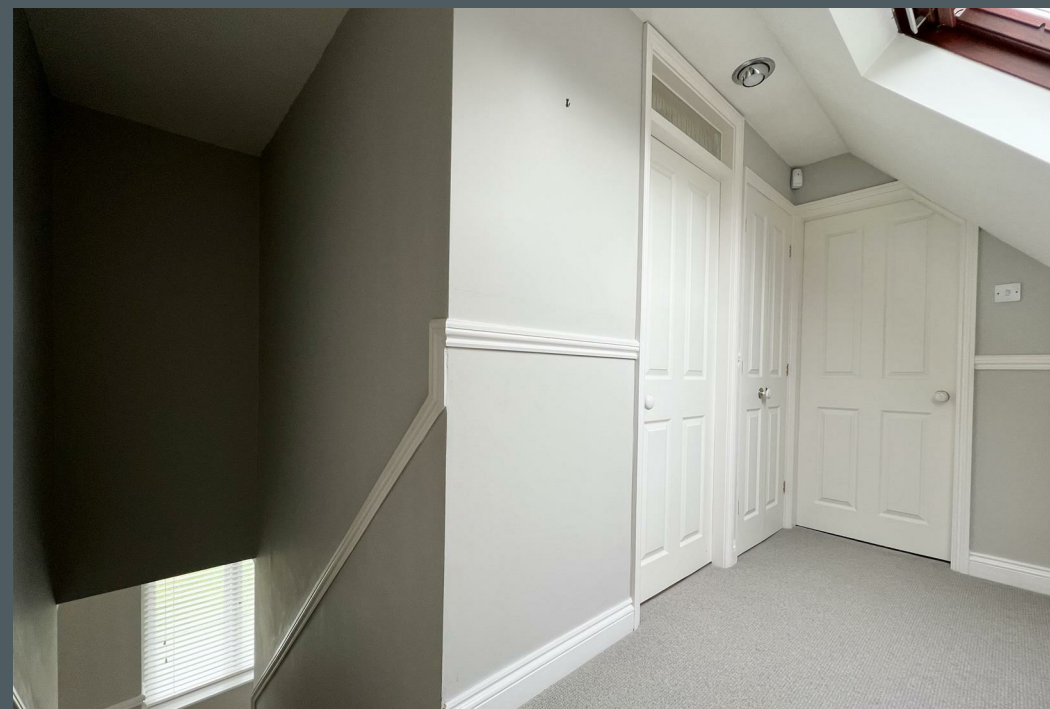
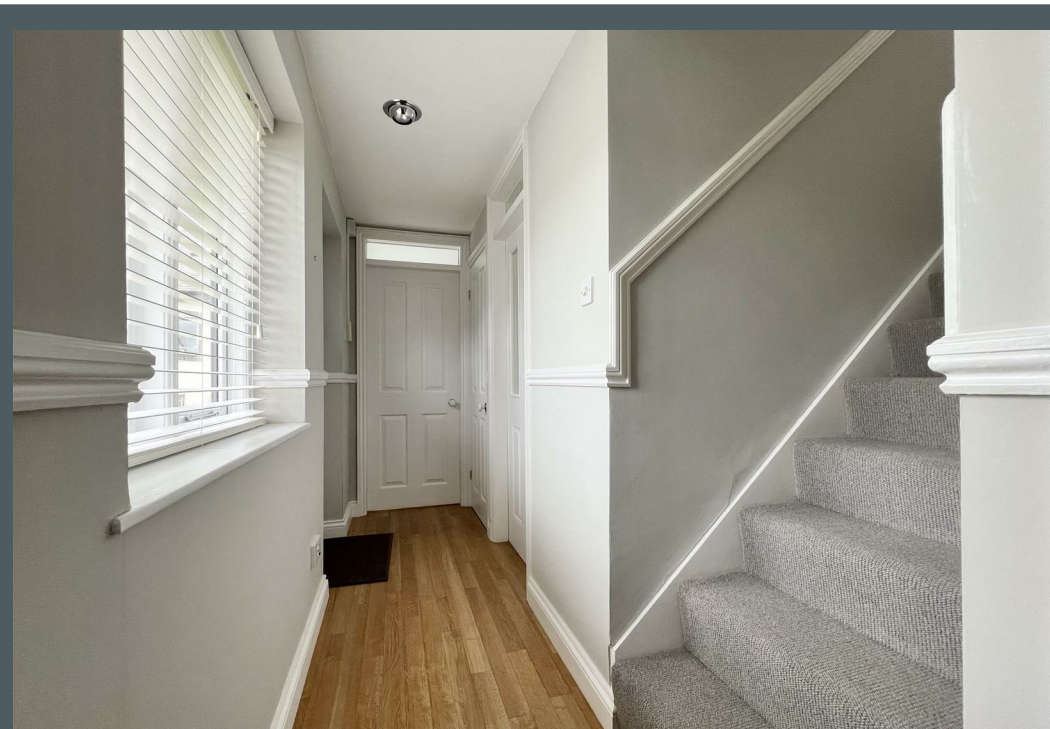
With dual aspect Velux windows to front and rear, central heating radiator and storage cupboard.

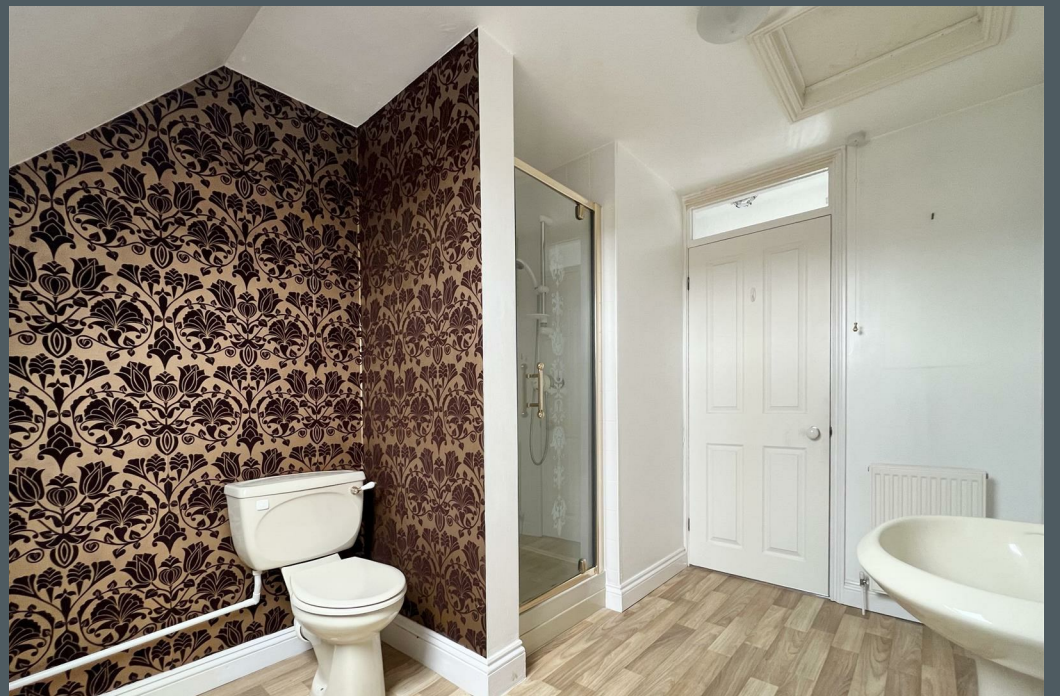
Private Garden

To the rear of the property, a private lawned area.

Communal Gardens

With various lawned areas, planter beds and seating area.







Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor. We have been advised there is a annual service charge for maintenance of communal gardens which is being confirmed.

Council Tax Band

The council tax band is D.

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.

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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

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 Plaiice - 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

GROUND FLOOR

1ST FLOOR



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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