



Grove.

FIND YOUR HOME

41 Newlands Close, Hagley, Stourbridge DY9 0GY

Guide Price £180,000

41 Newlands Close

Welcome to this charming apartment located in the desirable Newlands Close, Hagley. This delightful property boasts a spacious open-plan living kitchen, perfect for both entertaining guests and enjoying family time. The design allows for a seamless flow between the kitchen and living area, creating a warm and inviting atmosphere.

The house features two generously sized double bedrooms, providing ample space for relaxation and rest. With two well-appointed bathrooms, convenience is at your fingertips, ensuring that morning routines and evening unwinding are both comfortable and efficient.

Situated in an excellent location, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The surrounding area is known for its community spirit and picturesque surroundings, providing a lovely position for your new home.

This property is perfect for those seeking a blend of modern living and traditional charm. Whether you are a first-time buyer or looking to downsize, this apartment presents a wonderful opportunity to create lasting memories in a sought-after neighbourhood. Do not miss the chance to make this lovely apartment your new home.





Approach
allocated parking and pathway leading to communal reception entry door and intercom system leading into:

Reception
With lighting and stairs to first floor. Front door opening into:

Entry Hall
With electric radiator, airing cupboard, large storage cupboard and doors leading to:

Open Plan Kitchen Living 24'7" max x 14'9" max (7.5 max x 4.5 max)
Large open space with separate laminate flooring for kitchen area, three double glazed windows to front, two electric heaters, fitted wall and base units with work surface over, fitted sink with drainage, four ring electric hob with extractor fan over, space and plumbing for white goods.

Bedroom One 12'9" x 11'9" (3.9 x 3.6)
Double glazed window to rear, electric heater, ample fitted wardrobes. Door to ensuite

Ensuite
Double glazed obscure window to rear, chrome towel radiator, sink, low level w.c and fitted shower cubicle.

Bedroom Two 8'10" x 12'9" (2.7 x 3.9)
Double glazed window to front, electric heater.

Bathroom
Obscured double glazed window to rear, heated towel radiator and tiling to splashback. There is a pedestal sink, low level w.c. and fitted bath.

Communal Gardens
Wrap around communal gardens with ample lawn and mature trees.

Parking
Allocated parking for one car and visitor spaces.

Council Tax
Tax band is D.







Tenure - Leasehold

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 have been advised that the ground rent is approximately £200 per annum and service charge for 2026 is approximately £888.37 per annum

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.

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, Grove Properties Group reserves the right to obtain electronic verification.

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First Floor



EnergyCom Ltd

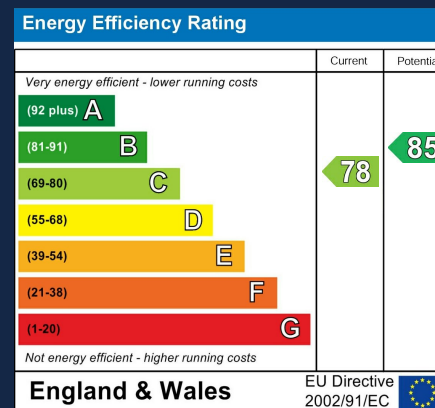
Produced by EnergyCom Limited
This Floor Plan is presented as general guidance only
It cannot be relied upon as a statement of fact.
www.energycom.co.uk

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. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group 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 alternations 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.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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