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47 St. Saviours Court, Worcester Road, Hagley, DY9 0HQ

Offers In The Region Of £125,000

# 47 St Saviours Court

Positioned in the ever popular village of Hagley, this delightful second floor apartment on Worcester Road offers a perfect blend of comfort and convenience.

The property features a well-appointed bedroom that provides a peaceful retreat after a long day. The reception room is a versatile space, perfect for relaxing or entertaining guests, while the bathroom is designed with modern fixtures.

The apartment's location is particularly appealing, as it is situated within easy reach of local amenities, including shops, cafes, and parks, making it an excellent choice for those who are looking to be within walking distance of necessities. Additionally, the surrounding area boasts excellent transport links via train and bus, allowing for easy access further afield.

This property presents a wonderful opportunity for anyone seeking a cosy home in a desirable location. With its thoughtful layout and inviting ambiance, do not miss the chance to make this charming apartment your own.

Viewings are by appointment only through our Hagley branch.

Breville

Approach
Approached via driveway surrounded by communal grounds with various seating areas to enjoy leading to the front entrance with intercom system.

Residents Living Space
A great space to enjoy with other residents, there is ample seating with door out to the gardens.

Residents Laundry Room
With various washing machines and dryers, ensuring convenience for residents.

Entry
With large store cupboard and doors leading to:

Lounge Diner 14'9" max 8'10" min x 17'8" max 8'2" min (4.5 max 2.7 min x 5.4 max 2.5 min)
With double glazing window to rear, storage heater and glass doors through to the kitchen.

Kitchen 5'10" x 8'10" (1.8 x 2.7)
With double glazing window to rear, fitted wall and base units with worksurface over and stainless steel sink with drainage. There is an integrated oven, hob with extractor fan overhead and space for white goods.

Bedroom 8'6" max 2'11" min x 12'9" max 10'5" min (2.6 max 0.9 min x 3.9 max 3.2 min)
With double glazing window to rear, storage heater radiator and fitted wardrobes for storage.

Wet Room
With towel radiator, pedestal sink, w.c. and walk in shower. There is also an airing cupboard for storage and houses the water heating system.

Grounds
Communal gardens with lawns, paved patio areas, various mature planter beds and established borders for security.

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.

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Council Tax
Tax band is

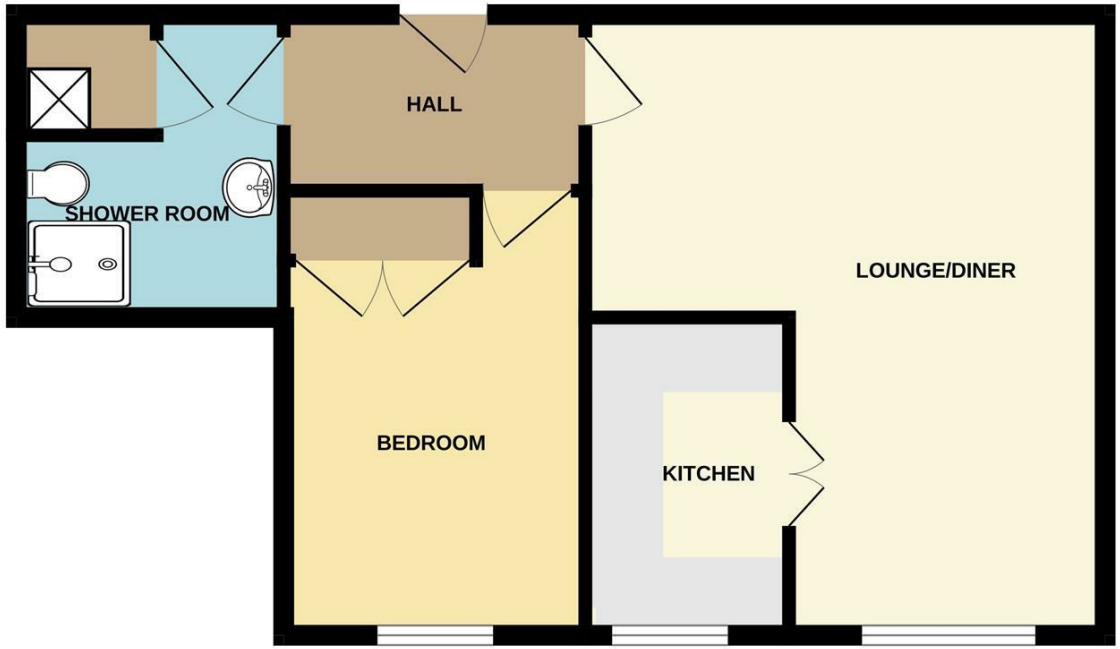
Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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.

SECOND FLOOR
477 sq.ft. (44.4 sq.m.) approx.




TOTAL FLOOR AREA : 477 sq.ft. (44.4 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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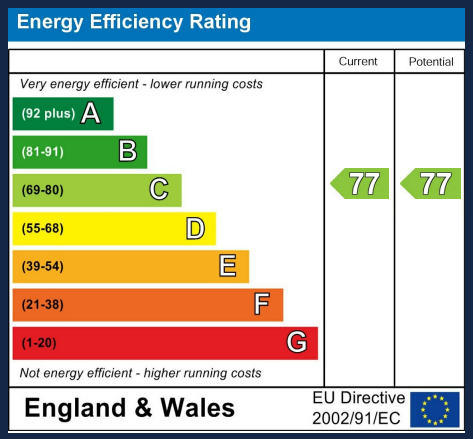
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

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