



Clent Court

Grove Properties are delighted to present this immaculately maintained two bedroom ground floor apartment in the highly sought after development of Clent Court, located on Summerfield Road in Clent.

The village of Clent is a charming, countryside village that offers many countryside walks, various pubs and eateries and a volunteer run Clent Connect- a village store with coffee shop within the village hall. There is also a public bus route from Bromsgrove to Stourbridge which makes various stops enroute in the neighbouring villages of Belbroughton and Hagley.

Upon approach via the residents driveway, there is an allocated parking space along with visitor spaces and a residents entrance hall with intercom to each apartment.

The apartment itself comprises a spacious entrance hall with large storage cupboard and intercom, a living room with room for dining furniture and dual aspect views, kitchen with integrated white goods, main bedroom with ensuite shower room, a further bedroom and bathroom.

The communal outdoor space is an excellent space to socialise with other residents or to enjoy an alfresco meal during the warmer weather, with plenty of picnic bench seating, greenery and a pond with water feature as the tranquil backdrop.

To arrange a viewing, please contact our Hagley branch.





Approach

Approached via large driveway with residents parking and visitor spaces.

Entry Hall

With intercom, large storage cupboard and underfloor heating. Doors lead to:

Living Room 11'1" x 18'4" (3.4 x 5.6)

With dual aspect double glazed windows to front and side, underfloor heating and electric feature fireplace.

Kitchen 8'10" max 5'10" min x 11'1" max 7'10" min (2.7 max 1.8 min x 3.4 max 2.4 min)

With double glazed window to front and tiled flooring with underfloor heating. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and hob with extractor fan overhead. Integrated appliances include a Bosch oven and grill, fridge freezer, dishwasher and washing machine.

Bedroom One 11'5" max 4'3" min x 14'9" max 3'11" min (3.5 max 1.3 min x 4.5 max 1.2 min)

With double glazed window to side, underfloor heating and bespoke fitted wardrobes for storage. Door leads into the ensuite.

Ensuite

With obscured double glazed window to front, chrome heated towel radiator and tiling to floor and walls. There is a w.c., sink and shower cubicle.

Bedroom Two 9'2" x 10'9" (2.8 x 3.3)

With double glazed window to side and underfloor heating.

Bathroom

With chrome heated towel radiator, tiling to floor and half walls, w.c., vanity sink and fitted P shaped bath with shower overhead.

Residents Garden

A relaxing, well maintained space with benches for seating, lawns and mature trees and shrubs. There are also allocated sheds for storage of garden furniture.

Allocated Parking

Residents are allocated a parking space each and visitor parking is also available.







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 and that there is an annual service charge of £1575.77. Ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is D.

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.

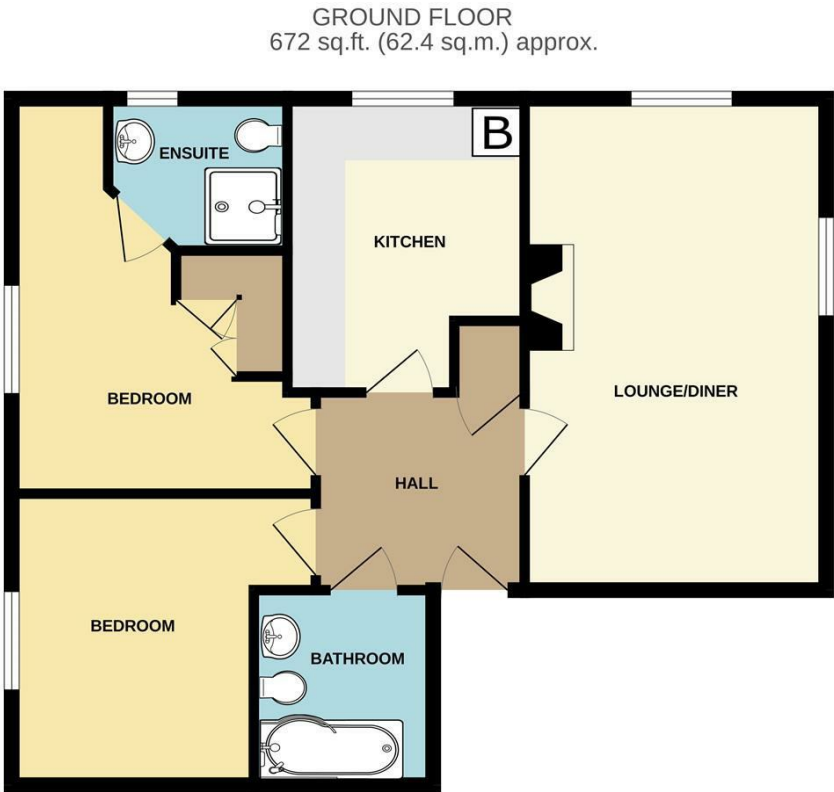
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee 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.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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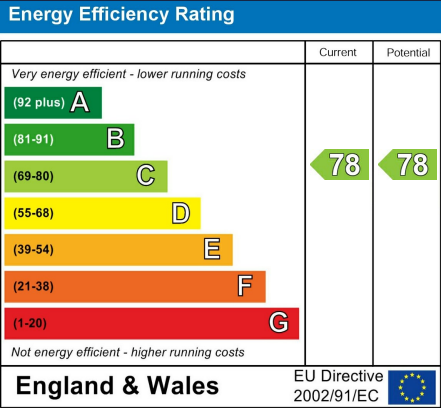
IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and 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.

Saturday 9.00AM – 1.00PM.



Grove.

FIND YOUR HOME

Hagley
129 Worcester Road
Hagley
DY9 0NN

T: 01562 270 270

E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk