



Grove.

FIND YOUR HOME

14 Pedmore Mews, Worcester Lane, Pedmore DY8 2PY

Guide Price £210,000

14 Pedmore Mews

Located in the popular development of Pedmore Mews, this delightful second floor apartment offers a perfect blend of modern living and comfort in a peaceful setting opposite Stourbridge Golf Course.

The apartment features a spacious kitchen living room that invites natural light, creating a warm and welcoming atmosphere. The addition of a Juliet balcony enhances the living space, allowing you to enjoy fresh air and views of the surrounding area. With two well-proportioned bedrooms, including a main bedroom complete with an ensuite bathroom, this property is ideal for both individuals and small families seeking a stylish and convenient home.

Designed as a turn-key residence, this apartment is ready for you to move in without the hassle of renovations or repairs. Its contemporary design and thoughtful layout make it a perfect choice for those looking for a low-maintenance lifestyle in a vibrant community.

Stourbridge is known for its rich history and excellent amenities, including shops, restaurants, and parks, all within easy reach. This apartment not only provides a comfortable living space but also places you in a location that offers a wonderful quality of life.

In summary, this two-bedroom apartment on Worcester Lane is a fantastic opportunity for anyone looking to embrace modern living in a desirable area. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely apartment your new home.





Approach

Approached via residents driveway and car park with electric gates.

Residents Entry Hall

A well maintained communal area with stairs and lift for access.

Entrance Hall

With tiling to floor, electric radiator and intercom. There is a large store cupboard with hot water tank and doors lead to:

Kitchen Living Space 23'11" max 12'5" min x 11'9" max 9'2" min (7.3 max 3.8 min x 3.6 max 2.8 min)

With double glazing doors out to the Juliet balcony, two electric radiators and tiling to the floor in the kitchen. There are fitted wall and base units with granite worksurface over, stainless steel sink with drainage, integrated oven, fridge freezer, dishwasher, washer dryer and four ring hob with extractor fan over. There is plenty of space for both living and dining furniture.

Bedroom One 16'0" x 8'10" (4.9 x 2.7)

With double glazing window to side, electric radiator and large walk in storage cupboard. Door gives access to ensuite.

Ensuite

With tiling to floor, shower and splashback, heated towel radiator, pedestal sink, w.c. and double walk in shower.

Bedroom Two 12'1" x 8'6" (3.7 x 2.6)

With double glazing window to side and electric radiator.

Bathroom

With tiling to floor and splashback, heated towel radiator, pedestal sink, w.c. and fitted bath.

Parking

With one allocated parking space available in the residents car park and several visitor spaces.



Communal Gardens

Well maintained mature established gardens with seating areas and pathway through.

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 with 125 years starting from the 1st of January 2006. The ground rent is £250 and the annual service charge is £1,865.89.

Council Tax

Tax band is C.

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 Fee's

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





SECOND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



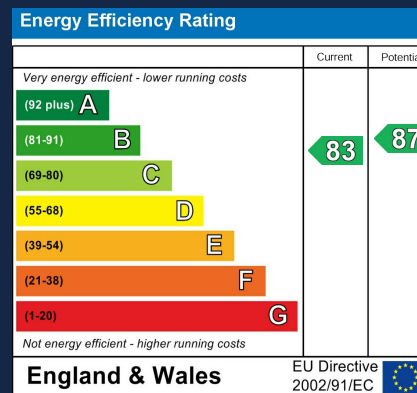
TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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