



Grove.

FIND YOUR HOME

22 Newlands Close, Hagley, DY9 0GY

Guide Price £170,000

## 22 Newlands Close

An excellent second floor apartment, perfect for first time buyers located on Newlands Close in Hagley!

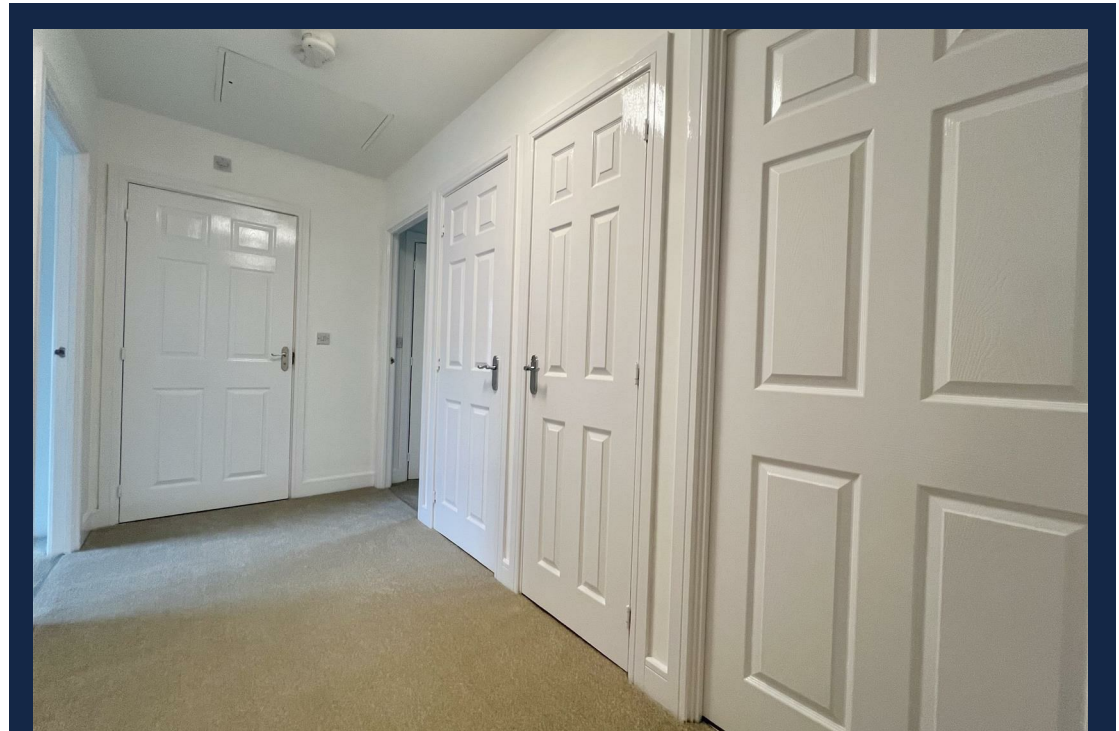
Positioned at the rear of the development, the apartment boasts countryside views and the living room with Juliet balcony is an ideal space to enjoy warm summer evenings.

Located just a short distance from Hagley High Street, local amenities, including various shops, a GP surgery, dentist and a pharmacy are all within easy reach, alongside being within catchment for both village primary and secondary schools. For commuting, the motorway networks are just a short drive away and Hagley train station offers direct links to Birmingham, Worcester and beyond.

Parking is allocated and residents have the use of one space per apartment.

The well maintained communal gardens provide a lovely space for residents to sit out and enjoy the warmer months.

To arrange a viewing, please contact our Hagley branch.





### Approach

Set at the rear of the development overlooking communal gardens, through archway leading to parking and slabbed pathway with door and intercom system leading into:

### Reception

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

### Entry Hall

With electric radiator, two large storage cupboards and doors leading to:

Living Room 15'5" max 12'5" min x 13'5" max 7'10" min (4.7 max 3.8 min x 4.1 max 2.4 min)

With double glazing window to rear, French doors out to the balcony and electric radiator.

Kitchen 8'2" x 8'10" (2.5 x 2.7)

With double glazing window to front, electric radiator and tiling to splashbacks. There are fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and a Smeg cooker with four ring hob over. There is further space and plumbing for white goods.

Bedroom One 15'5" max 9'6" min x 9'6" max 3'3" min (4.7 max 2.9 min x 2.9 max 1.0 min)

With double glazing window to rear, electric radiator and fitted wardrobes for storage. Door leads through into the ensuite.

### Ensuite

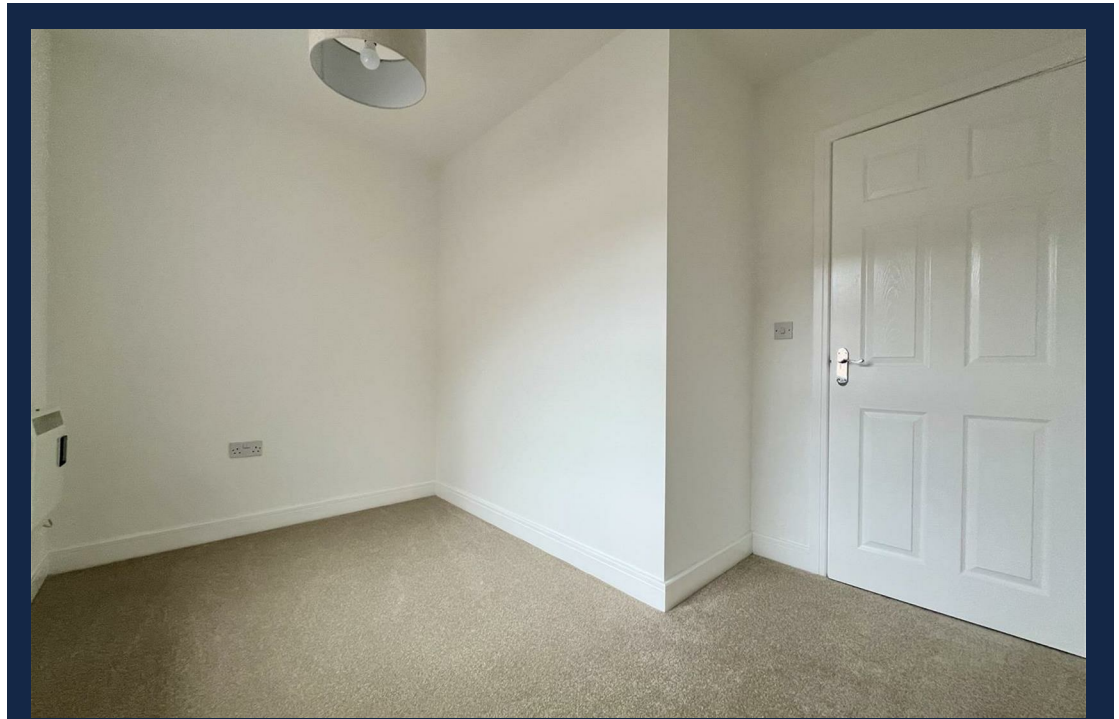
With chrome heated towel radiator and tiling to splashback and to shower. There is a pedestal sink, w.c. and shower cubicle.

Bedroom Two 8'10" max 5'10" min x 10'5" max 4'3" min (2.7 max 1.8 min x 3.2 max 1.3 min)

With double glazing window to front and electric radiator.

### Bathroom

With chrome heated radiator and tiling to splashback. There is a pedestal sink, w.c. and fitted bath.



# Grove.

FIND YOUR HOME

#### Garden

Wrap around communal gardens with ample lawn and mature trees.

#### Parking

One allocated car parking space and additional visitors spaces.

#### 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 £1,344.00 per annum.

#### 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 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.

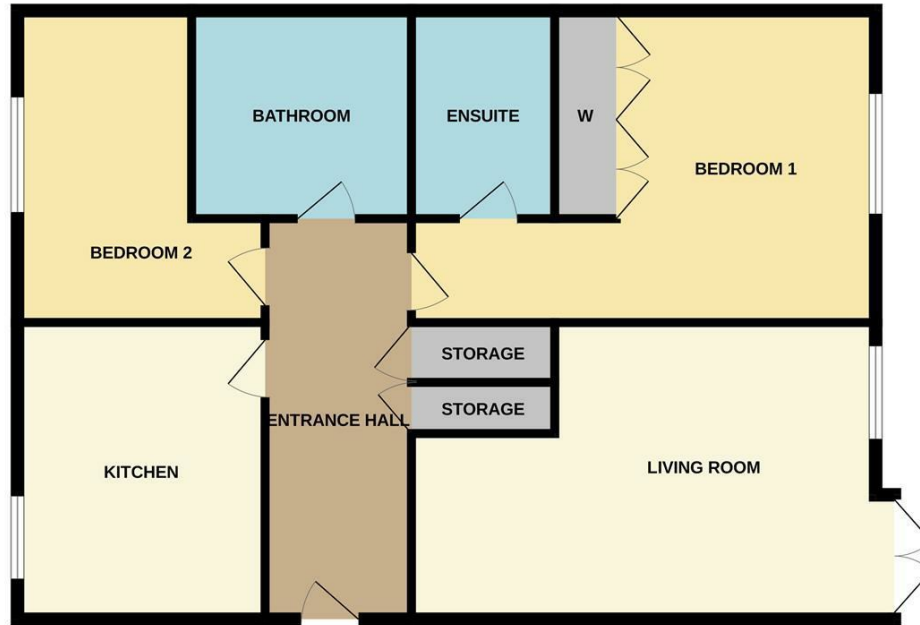
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

# Grove.

FIND YOUR HOME

2ND FLOOR



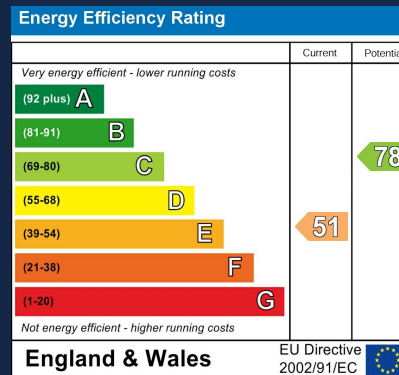
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix 52026

**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.



# Grove.

FIND YOUR HOME

Hagley  
129 Worcester Road  
Hagley  
DY9 0NN  
T: 01562 270 270

E: [hagley@grovepropertiesgroup.co.uk](mailto:hagley@grovepropertiesgroup.co.uk)

W: [www.grovepropertiesgroup.co.uk](http://www.grovepropertiesgroup.co.uk)