



The
LEE, SHAW
Partnership

Apartment 7, Woodhouse Orchard
Belbroughton Worcestershire DY9 9TQ

IDEAL LOCATION

A rare opportunity to purchase this well-presented first floor apartment, situated in the highly sought-after village of Belbroughton and within easy walking distance of local amenities.

Offering well-proportioned accommodation throughout, the property benefits from allocated parking, a grassed frontage and vacant possession. With approximately **56 years remaining on the lease**, this property presents an excellent opportunity for cash purchasers or investors and is priced accordingly.

The accommodation briefly comprises an entrance porch, spacious lounge, refitted kitchen, generous double bedroom and contemporary shower room.

The property is approached via a pedestrian pathway with a grassed area to the front and benefits from one allocated parking space together with a shared visitor parking space for use with one neighbouring apartment. There is also a useful attached external store with its own independent front door.

Stairs rise to the first floor where the spacious lounge enjoys a pleasant front-facing aspect, with a large window allowing an abundance of natural light to flood the room. An electric wall-mounted heater provides heating, creating a comfortable living space.



INVESTMENT OPPORTUNITY

The kitchen has been refitted to a good standard and comprises a range of cream shaker-style wall and base units with complementary work surfaces, incorporating an electric hob with extractor hood over and electric oven below. There is also space and plumbing for domestic appliances, together with a useful storage cupboard housing the hot water cylinder.

The bedroom is a generously proportioned double, enjoying a front-facing aspect and offering ample space for a range of bedroom furniture.

The contemporary shower room is fitted with a stylish curved glazed shower enclosure, modern vanity unit incorporating a wash hand basin with useful storage beneath, and a low-level WC. Finished with attractive marble-effect wall panelling, recessed ceiling spotlights and a large wall-mounted mirror, the room provides a bright, stylish and practical finish.

Belbroughton is a highly sought-after semi-rural village, renowned for its charming community atmosphere and picturesque surroundings. The village offers a range of everyday amenities and excellent recreational facilities whilst enjoying convenient access to Birmingham, the motorway network, and the nearby market towns of Bromsgrove, Stourbridge and Kidderminster.

Additional Information

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

Construction: Conventional brick construction beneath a pitched tiled roof.

Services: Mains electricity, water and drainage. Heating is provided via electric radiators. There is no gas supply.

Broadband & Mobile Coverage: <https://checker.ofcom.org.uk>



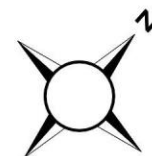


The
LEE, SHAW
Partnership

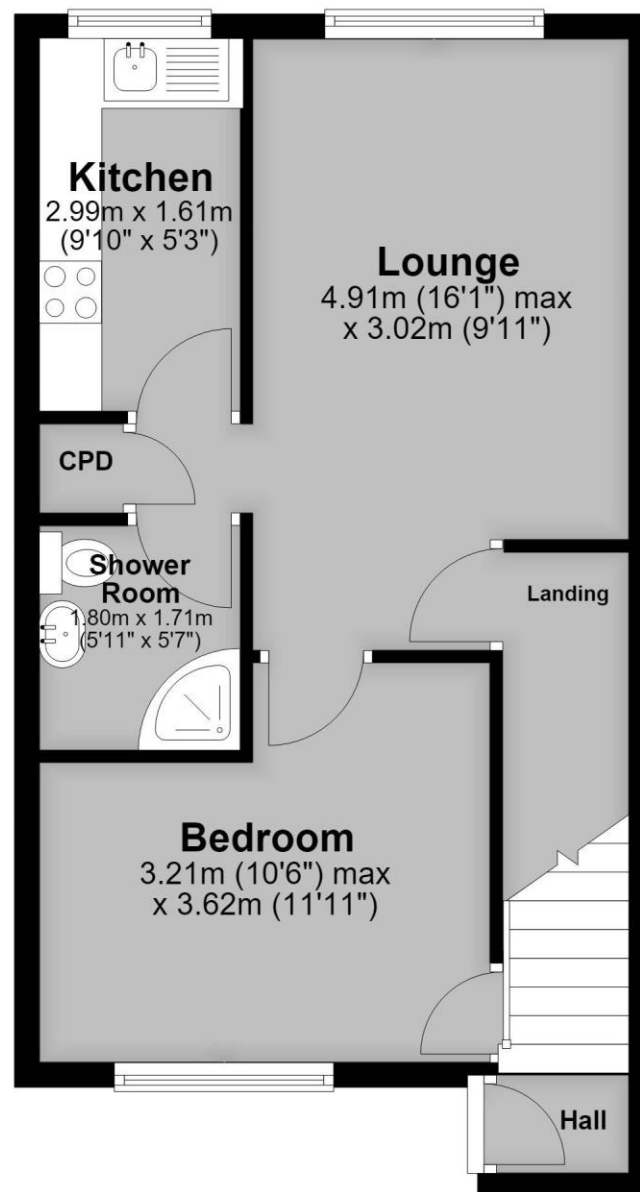
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



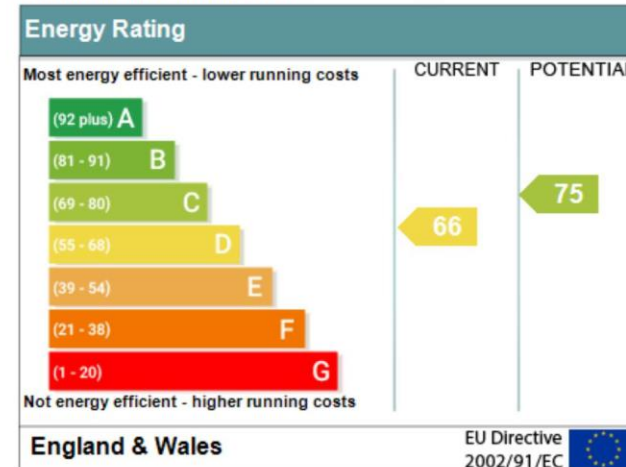
Approx. 39.5 sq. metres (425.2 sq. feet)



FLOOR PLANS



Address: 7 Woodhouse Orchard, Belbroughton, STOURBRIDGE, DY9...
RRN: 0320-2983-5630-2826-1471



Agent's Note

We are advised that the property is leasehold with approximately **56 years remaining** on the lease (99 years from 29th September 1983). Ground rent is payable at **£90.00 per annum**, we understand there is no service charge. Due to the remaining lease term, the property is likely to be most suitable for cash purchasers or investors. All prospective purchasers are advised to verify the tenure, remaining lease term, ground rent and maintenance arrangements with their legal representative prior to exchange of contracts.

Total area: approx. 39.5 sq. metres (425.2 sq. feet)

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

Kempson House, 101 Worcester Road West Hagley,
Worcestershire DY9 0NG

Sales: (01562) 888111
hagley@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.