



**LexAllan
Grove Village**

...doing things differently

3 The Sidings, DY8 2XT

Guide Price £220,000

Central Hagley apartment with own entrance hall, parking, secure gated community within walking distance of train station and Hagley High Street. This apartment has excellent commuter links to Birmingham, Worcester and beyond with Hagley village a short distance offering an array of amenities and the ever popular primary and senior schools also in close proximity. The accommodation includes private entrance hall, lounge, two bedrooms, bathroom, central heating, allocated parking. Internal inspection highly recommended.







Approach

Via pathway with side door giving access to private entrance.

Entrance Hall

Wood effect laminate flooring, feature shelving over central heated radiator, doors radiating to:

Kitchen 8'2" x 6'6" (2.5 x 2.0)

Double glazed window to front, one and a half bowl sink with drainer and mixer tap, integrated fridge and freezer, and washer drier. Gas hob with electric oven, extractor fan, central heating boiler, range of wall and base units with roll top work surfaces over, inset ceiling light points.

Lounge 16'0" x 10'9" max 8'10" min (4.9 x 3.3 max 2.7 min)

Double glazed window to front, central heating radiator, wood effect laminate flooring and T.V point.

Inner Hallway

With two storage cupboard with shelving and rails. Doors to:

Bedroom One 12'5" x 8'10" (3.8 x 2.7)

Double glazed window to rear, central heating radiator, wood effect laminate flooring, t.v. point.

Bedroom Two 8'10" x 8'6" (2.7 x 2.6)

Double glazed window to rear, wood effect laminate flooring.

Bathroom

Double glazed obscured window to side, pedestal wash hand basin, bath with shower over, w.c. chrome heated towel rail, complementary tiling to walls.

Communal Garden

Communal gardens accessible within the gated entrance.

Parking

Allocated parking space to rear with gate from parking leading to front door.







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 979 years remaining, ground rent and other charges are approximately £1500 per annum. A buyer is advised to obtain verification from their solicitor.

Money Laundering Act

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, Lex Allan reserves the right to obtain electronic verification.

Referral

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.

Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

...here's just a few of them



Destina by Good Travel - dedicated travel experts



fig & favour - modern food emporium



Hagley Bridal Studio - exceptional service



Our Plaice - award-winning fish & chips



Paddocks - choice cuts from the choice of villagers



Robinson & Sproson - professional eye care



West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts



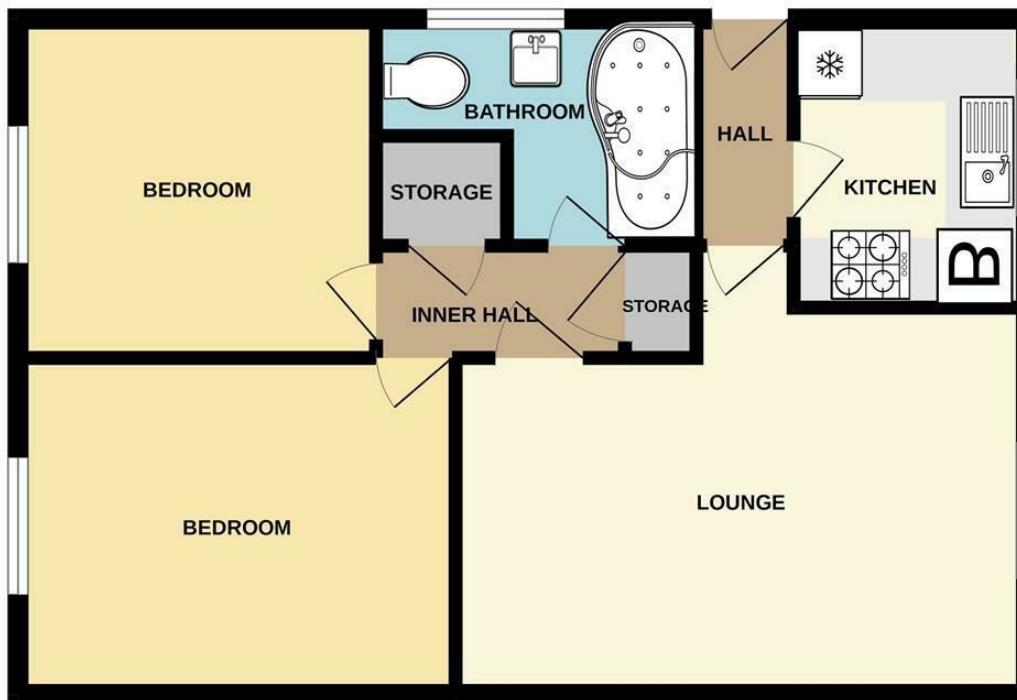
The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

...doing things differently

GROUND 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 operation or efficiency can be given.
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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**Lex Allan
Grove**

local knowledge **exceptional service**