



**LexAllan
Grove Village**

1 Offmore Court Offmore Farm Close,, Kidderminster DY10 3XJ

...doing things differently
Guide Price £400,000

The Stables Offmore Court

****NO UPWARD CHAIN**** The Stables is a two bedroom characterful barn conversion situated close to Kidderminster. The barn was converted in 1995, it has been renovated to a beautiful standard, the exposed beams, brickwork and bespoke shutter craft shutters add to the charm. The property is also a short drive to nearby villages Blakedown and Hagley offering the amenities of urban living with the benefit of a countryside location. Kidderminster and Blakedown train stations are a short distance and the property has easy access to the national motorway network making it a desirable location.

The property comprises of a welcoming hallway, large kitchen dining room, stunning lounge with feature fireplace and downstairs w.c. On the first floor you will find two excellent sized bedrooms and family bathroom. The outside space offers plenty of space to entertain and enjoy those summer evenings. This property is certainly not one to be missed and viewings are highly recommended! EJ 30/1/23 V5 EPC=C







Approach

Via shared private courtyard with gated access to a block paved front garden with established borders with shrubs with fenced boundary. Stable style front door leading to:

Large Reception Hall 15'8" max 12'1" min x 15'1" max 7'6" min (4.8 max 3.7 min x 4.6 max 2.3 min)

Perfect for an additional seating area or office space, double glazed door and double glazed window to front, central heated radiator, parquet flooring, open under stairs storage, stairs to first floor and doors opening into:

Downstairs w.c.

Parquet flooring, central heated radiator, wood panelling to walls, tiling to splashback area, low level w.c. and wash hand basin.

Kitchen Dining Room 14'9" x 15'8" (4.5 x 4.8)

Double glazed windows to front and French doors leading to rear, central heated radiator, tiling to floor, fitted solid wood wall and base units with granite work surface over and bespoke breakfast bar, inset sink with drainer and tiling to splashback areas, integrated Bosch fridge freezer and Smeg dishwasher, Bosch four ring gas hob with extractor fan over and Bosch electric oven/grill. Space/plumbing for white goods.

Lounge 18'0" max 16'4" min x 14'9" (5.5 max 5 min x 4.5)

Double glazed windows and French doors to rear, central heated radiator, feature exposed brick fireplace with gas log burner and solid wood mantle.

First Floor Landing

Velux window, central heated radiator, access to loft and doors radiating to:

Bedroom One 15'1" max 13'1" x 15'8" (4.6 max 4 x 4.8)

Double glazed windows to front and rear, Velux windows and central heated radiator.

Bedroom Two 8'6" x 15'1" (2.6 x 4.6)

Velux windows and central heated radiator.

Family Bathroom 7'2" x 6'10" (2.2 x 2.1)

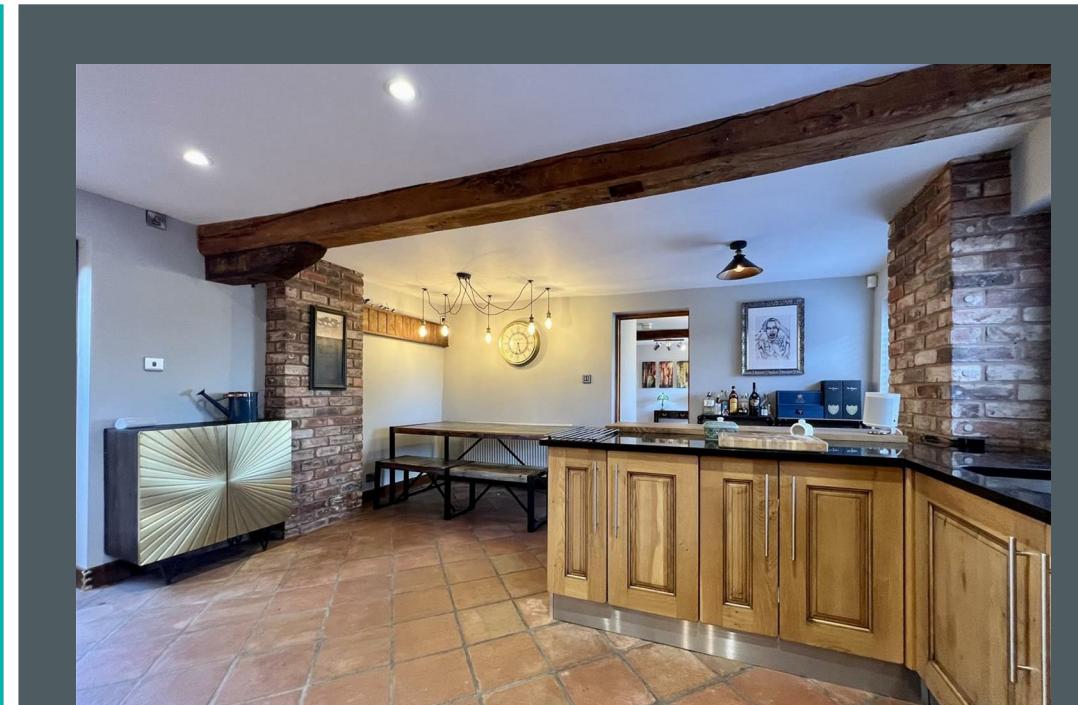
Double glazed obscured window to front, central heated radiator, tiling to floor and splashback areas, fitted bath with shower, vanity low level w.c. and wash hand basin with storage.

Garden

Paved patio area with space for hot tub, sleeper borders and steps leading to raised lawn area with pathway leading to further seating area. It's the perfect space for entertaining!

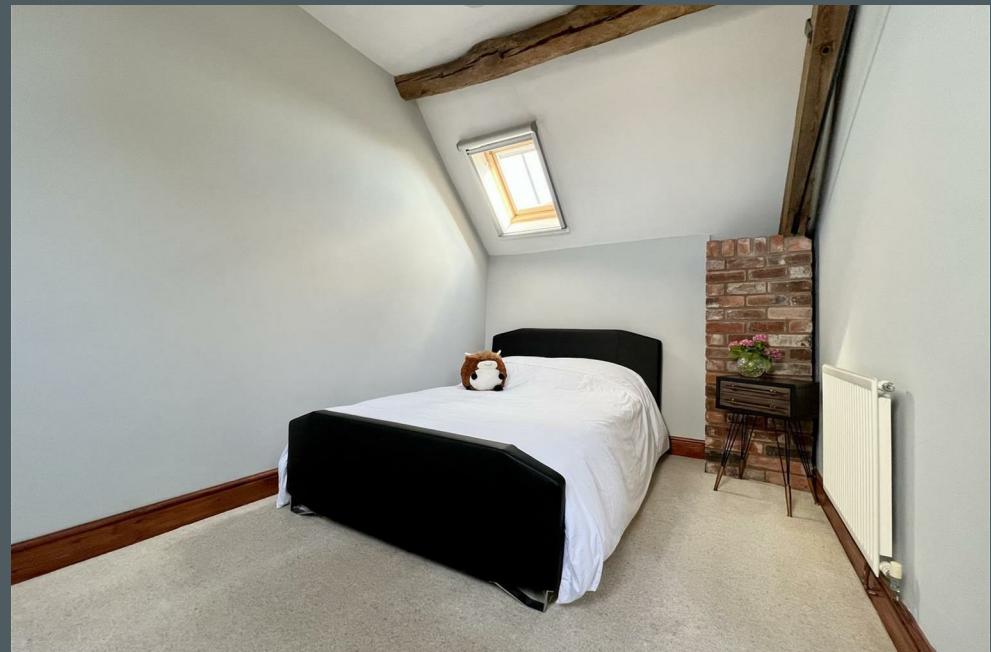
Parking

Two allocated car parking spaces with additional garage with mezzanine floor space. 7.2KW CarPod charger.













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Grove *Village*

Garage 8'6" x 15'5" (2.6 x 4.7)

Barn style doors, electric power points, lighting, stairs leading to mezzanine storage/floor space and further car parking space in front.

Council Tax

Tax band is E.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

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, Lex Allan Grove reserves the right to obtain electronic verification.

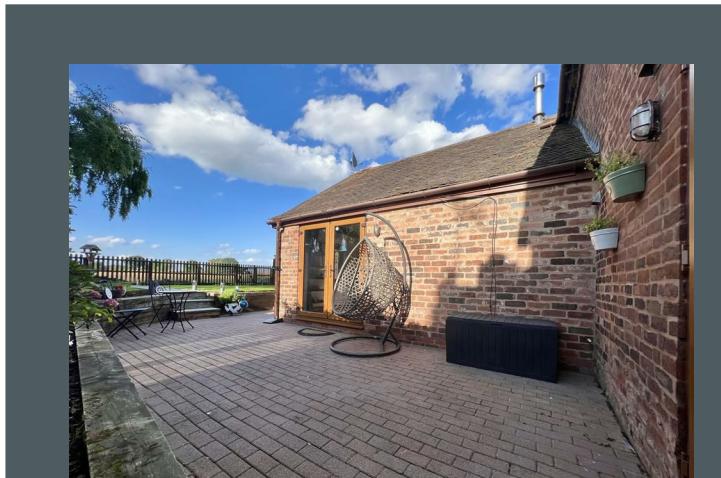
Referral Fees

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

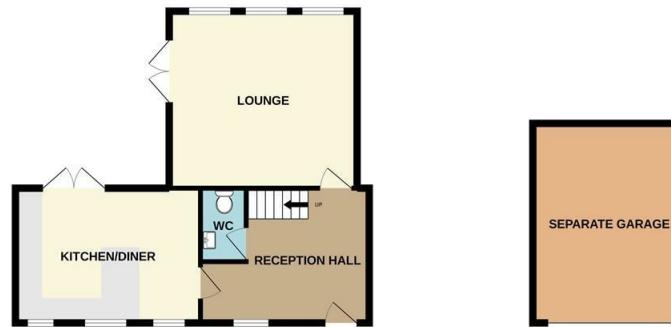
to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and 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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.





GROUND FLOOR



1ST 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 inaccuracy. Prospective purchasers should not rely on the floorplan and should make their own enquiries as to the size and shape of the property. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with MyFloorplan ©2022

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. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 3. Any reference to alterations 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.

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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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