



LexAllan
Grove *Village*

...doing things differently

14 Red Oak Drive, Cookley, DY10 3GH

Shared ownership £103,000

A beautifully presented two bedroom less than three years old semi-detached property on Red Oak Drive, this home is ideal for those looking to be in a rural location whilst also being close to the local amenities, schools and public transport within Cookley.

Comprising a welcoming living room, modern kitchen diner, two double bedrooms, an ensuite and further family bathroom along with downstairs w.c.. The newly landscaped garden makes for a wonderful space to enjoy with friends and family.

This is available as shared ownership property for a 40% share for £103,000. Please see further details below.

V1 28/11/24 EJ EPC = B







Approach

Approached via block paved pathway with tarmac drive and lawn to front.

Living Room 13'5" max 10'5" min x 12'1" (4.1 max 3.2 min x 3.7)

With door to front, double glazing window to front and wood flooring. Stairs to first floor landing and door radiating through to kitchen and w.c.

W.C.

With tiled splashback, chrome heated towel rail, pedestal wash hand basin and w.c.

Kitchen 10'2" x 13'1" (3.1 x 4.0)

With double glazing window to rear and French doors out to patio, central heating radiator and wood effect flooring. Fitted Howdens wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and integrated oven with four ring gas hob and extractor fan over. Space and plumbing for white goods including dishwasher, washing machine, fridge and freezer. There is ample space for a dining table and further storage in the under stairs cupboard.

First Floor Landing

With access to loft via hatch and doors leading to bedrooms and bathroom.

Bedroom One 9'6" x 10'2" (2.9 x 3.1)

With double glazing window to rear, central heating radiator and door to en-suite.

En-suite

With tiling to splashback, chrome heated towel rail, pedestal wash hand basin, w.c. and fitted glass shower cubicle.

Bedroom Two 11'5" max 9'6" min x 8'10" max 4'11" min (3.5 max 2.9 min x 2.7 max 1.5 min)

With double glazing window to front, central heating radiator, fitted wardrobes and door into storage cupboard.

Bathroom

With tiling to walls and splashback, chrome heated towel rail, pedestal wash hand basin, w.c. and fitted bath with shower over.

Garden

With block paved patio area providing ample space for outdoor seating, step up to lawn, shed for storage and established borders with fence panels and brick wall.









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. We have been advised the term length is 125 years from 2022. A buyer is advised to obtain verification from their solicitor. Shared Ownership Property available for a 40% share for £103,000. Total monthly rent and service charge £457.18 payable to Citizen Housing who will act as the landlord for the remaining 60%. Any buyers will need to be eligible for the Help to Buy Shared Ownership scheme. Please contact Citizen Housing for more details.

<https://www.citizenhousing.org.uk/find-a-home/shared-ownership/>

Council Tax Band

The council tax band is B.

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.

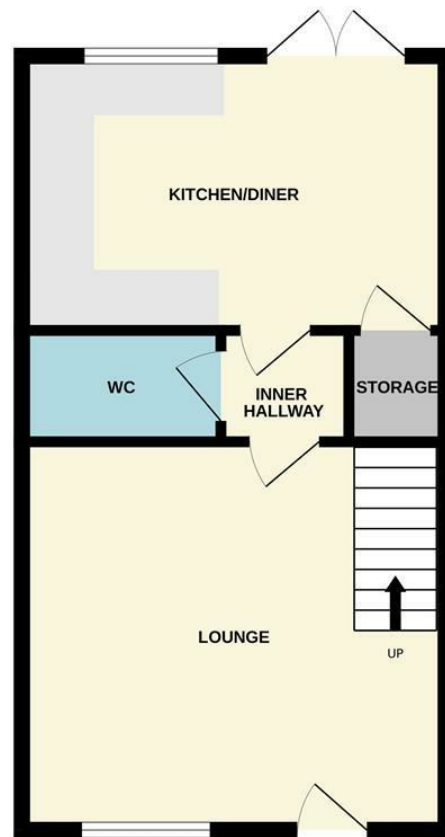
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

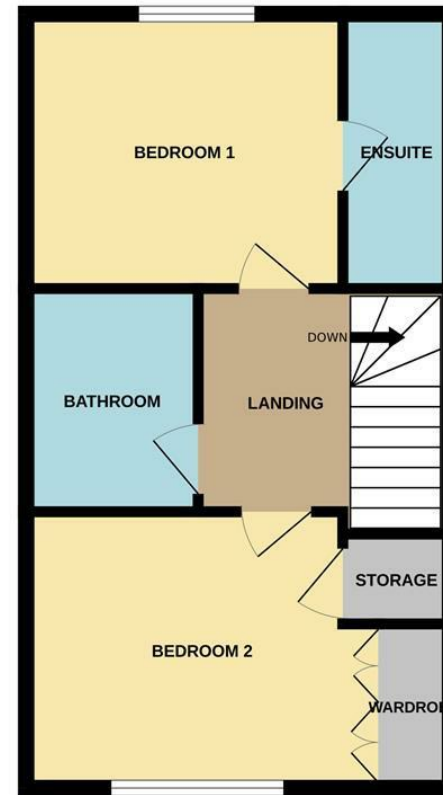
Agent Note

Any buyers will need to be eligible for the Help to Buy Shared Ownership scheme. Please contact Citizen Housing for more details.

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 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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

**LexAllan
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local knowledge exceptional service