



3 Maurice Close,  
Hagley, Stourbridge,  
West Midlands DY9 0WR

*Shared ownership £99,200*

*...doing things differently*



BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT. Ideally located for local amenities and great access to national railway and motorway links. This ground floor apartment is presented to a high standard and compromises of entrance hall, open plan lounge kitchen area, two well proportioned bedrooms, bathroom, allocated parking space and access to communal garden. Built recently by Cala Homes and available at 62% shared ownership, please see agents note for further information. Leasehold. EJ 23/4/21 V1 EPC=B

 **Lex Allan Grove loves...**  
the location of this property







### **Approach**

Pathed approach via steps or walkway to side of property, matured shrubs and borders.

### **Communal Hallway**

Secure front door giving access to communal hallway. Front door leading to:

### **Private Hallway**

Welcoming hallway with as central heating radiator, wood effect flooring, doors radiating to:

### **Storage Cupboard**

Good sized storage cupboard housing alarm.

### **Bathroom 6'2" max 5'6" min x 8'10" max 6'6" min (1.9 max 1.7 min x 2.7 max 2 min)**

Wood effect flooring, extractor fan, tiling to walls with feature shelving, fitted bath with shower over and complementary shower screen, low level w.c. and wash hand basin.

### **Bedroom one 12'1" max 11'9" min x 14'9" (3.7 max 3.6 min x 4.5)**

Double glazed window to front, central heating radiator and wood effect flooring.

### **Bedroom two 12'1" x 7'6" (3.7 x 2.3)**

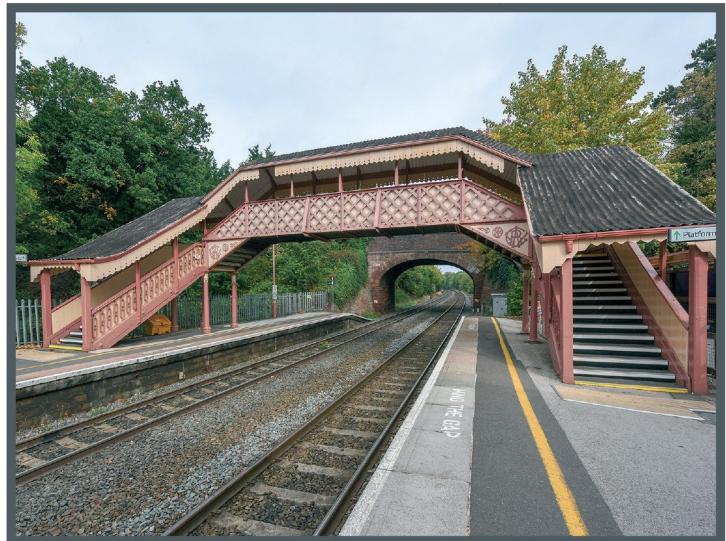
Double glazed window to front, central heating radiator and wood effect flooring.

# 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*



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



The Vine Inn, Clent - a favourite local haunt



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

*...doing things differently*

## Open Plan Kitchen/Living Space 20'8" x 11'9" (6.3 x

### 3.6)

Double glazed window to front, central heating radiator, cupboard housing boiler, wood effect flooring, shelving to wall, fitted wall and base units with complementary work surface over, electric oven, four ring gas hob with extractor fan over, one and half stainless steel sink with drainage, space for fridge freezer and plumbing for white goods.

## Communal Garden

Good sized walled lawn area and pathway with established borders to front.

## Parking

Communal parking with one allocated parking space to rear.

## Tenure

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 are advised that the length of lease remaining is 121 years. The annual service charge is £1,649 inclusive of ground rent.

## Agency Note

Please be aware that any prospective purchasers must meet the eligibility required for this ownership scheme. This is that they must be first time buyers applicable for the shared ownership scheme under help to buy and must have ties to the Bromsgrove District.

## 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 reserves the right to obtain electronic verification.

## Referral Fee's

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.

**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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**Lex Allan Grove Village**

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