



LexAllan  
Grove *Village*

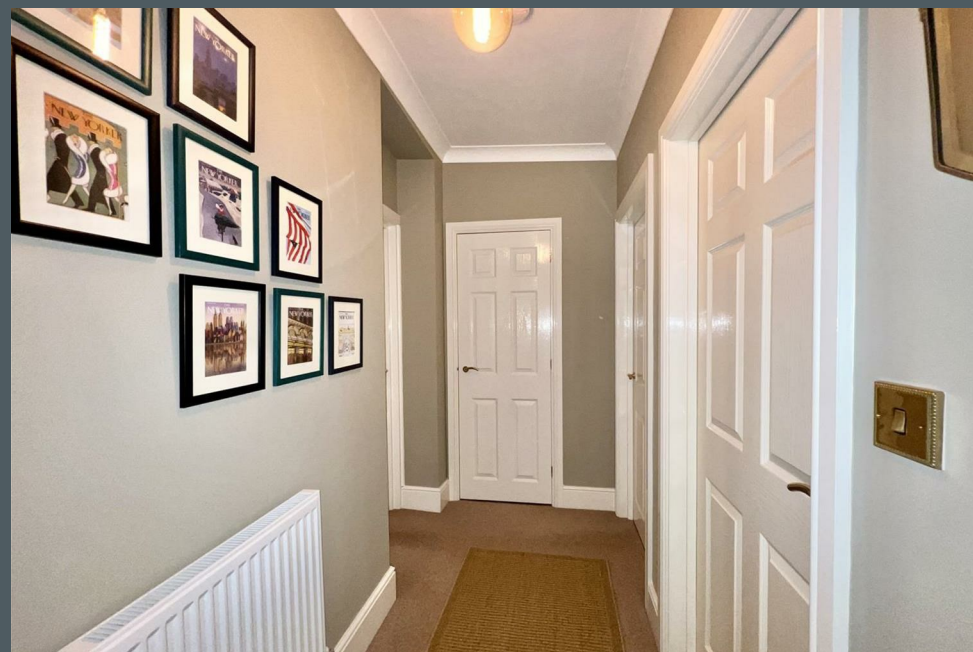
Apartment 10 Broome House, Broome, Stourbridge DY9 0HB

*...doing things differently*  
Guide Price £265,000



CHARMING ONE BED APARTMENT WITH PRIVATE BALCONY IN THE BEAUTIFUL VILLAGE OF BROOME! Broome House is Grade 2 listed with period features and is situated within approximately eight acres of land with two stunning lakes, streams and orchard. This country house first built in 1768 is finished to the highest specification and oozes with character. It was once the home of the head of Woodward Grosvenor & Co, it was converted into 11 luxurious apartments in 2008 and retains many of the original features of the house. This apartment was one of the last to be converted and shows true beauty inside.

The apartment itself comprises of a stunning high ceiling lounge with a beautiful fireplace with log burner, separate kitchen and breakfast area, master bedroom with ample fitted wardrobes, large bathroom, private balcony and use of a outdoor terrace. The use of the communal area with open grounds are an exceptional addition to the property, giving that luxury and exclusive lifestyle. EJ 31/5/22 V1 EPC=D













## Approach

Via electric gates with private driveway and allocated parking on the lakeside. Ample visitor parking also situated within the grounds. Main entrance accesses via intercom system giving access to the communal main lounge with a feature fireplace and original features. Stairs and lift leading to first floor and front door giving access to:

## Private Hallway

Central heated radiator, Nest wi-fi heating management, door giving access to large storage cupboard and doors radiating to:

## Lounge 15'5" max 14'1" min x 20'11" (4.7 max 4.3 min x 6.4)

Sash window to side with removable secondary glazing and bespoke shutters, central heated radiators, feature stone fireplace with log burner, coving to ceiling and picture rail. Archway leading though into Kitchen Breakfast Room.

## Kitchen Breakfast Room (L Shaped) 13'1" max x 14'9" max (4 max x 4.5 max )

Double glazed sliding doors to balcony, light tunnel, wood effect flooring, statement central heated radiator, Aristocraft fitted kitchen with a selection of wall and base units with quartz work surface over, integrated washer/dryer, dishwasher and fridge freezer. Neff electric oven and Neff Ceramic hob with extractor fan over.

## Bedroom One 13'5" x 12'1" max 11'1" min (into wardrobes) (4.1 x 3.7 max 3.4 min (into wardrobes))

Original statement window to side with bespoke removable secondary glazing handmade by Storm Windows and bespoke shutters, central heated radiator, ample fitted wardrobes and coving to ceiling.

## Bathroom 11'1" x 6'6" (3.4 x 2)

Wood effect flooring, oversized tiling to walls, chrome heated towel rail, shower cubicle, heritage bathroom suit with low level w.c., wash hand basin and fitted bath.

## Balcony

Private balcony accessed via double glazed patio door.

## Grounds

Communal grounds with use of a section of seating areas, approximately 6 acres of gardens to explore and a large lake adding tranquillity. Storage shed installed in the grounds.

## Parking

Two allocated spaces for residents with separate visitor car park with ample parking.

## Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold and Grade II listed, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is 112 years remaining on the lease with an annual ground rent of £125.00 and an annual service charge of £2728.72.

























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.

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.

Tax band is D.



While 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.

Made with Metrepro ©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.

**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 or 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 Ltd reserves the right to obtain electronic verification.

**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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

**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](mailto:hagley@lexallanandgrove.com)

01562 270270

[www.lexallanandgrove.com](http://www.lexallanandgrove.com)

**LexAllan  
Grove**

local knowledge **exceptional service**