



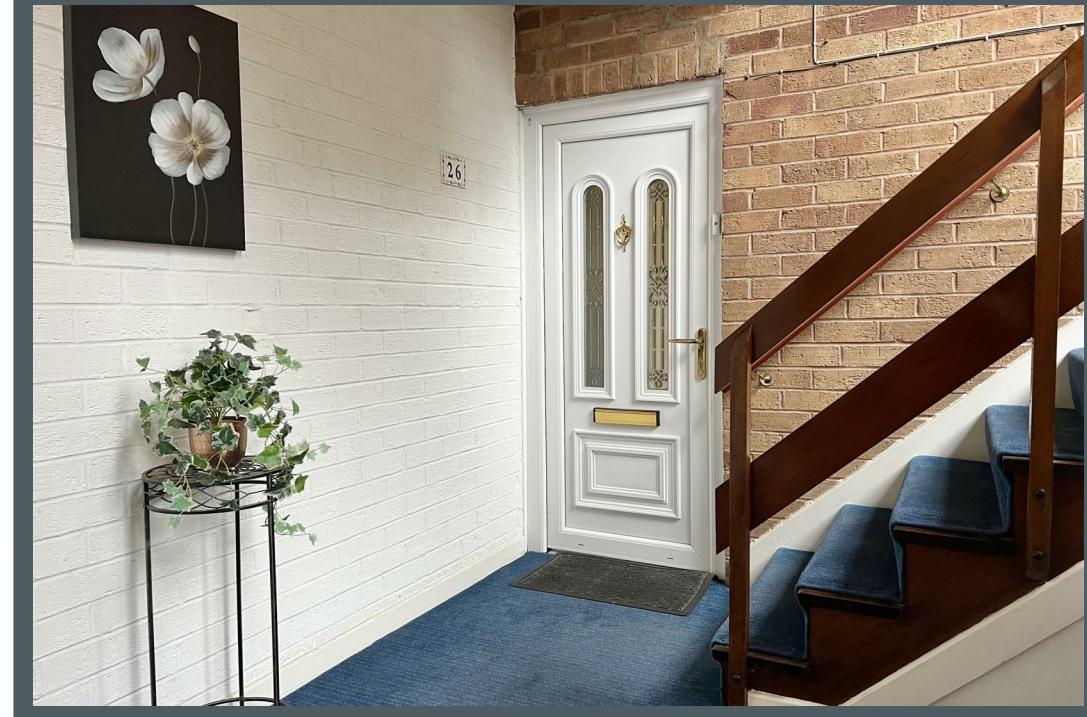
**LexAllan
Grove Village**

...doing things differently

26 Millpool Close, DY9 0JN

Guide Price £295,000

A spacious two bedroom ground floor apartment on Millpool Close. This lovely property boast a spacious living room with dual aspect views on the well maintained grounds, a good sized kitchen, bathroom and two double bedrooms. Just a short distance from the Hagley Village High Street, all the local amenities are easily accessible and include a doctors surgery, dentist, opticians, various shops and eateries. The train station is also a walk or quick drive away, giving access to Birmingham, Worcester and beyond. Leasehold EJ 12/11/24 V1 EPC=D





Approach

Approached via communal driveway with access to parking and garages. Pathway leading to lobby.

Entry Hall

With wood effect flooring, large storage cupboard, housing boiler and doors radiating to:

W.C.

With obscured double glazing window to front, tiling to half walls and w.c.

Living Room 24'11" max 16'4" min x 15'1" max 9'10" min (7.6 max 5.0 min x 4.6 max 3.0 min)

With dual aspect double glazing windows to front and rear, sliding patio door to rear, two central heating radiators and feature fireplace.

Kitchen 8'2" x 9'6" (2.5 x 2.9)

With double glazing window to front, wood effect flooring and tiling to splashback. Various fitted wall and base units with work surface over, one and a half bowl stainless steel sink with drainage, integrated oven with induction hob and extractor fan over and space for white goods.

Bedroom One 10'9" x 12'5" (3.3 x 3.8)

With double glazing window to rear and central heating radiator.

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

With double glazing window to rear and central heating radiator.

Bathroom

With obscured double glazing window to front, central heating radiator and tiling to half walls. Fitted hand wash basin and fitted bath with hand held shower over.

Gardens

Beautifully maintained gardens with lawned areas, stream and bridge.

Garage 8'2" x 17'0" (2.5 x 5.2)

With up and over garage 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, ground rent and other charges may be payable. The have been advised that the service charge £180.20 monthly. We have been advised the lease term is 999 years from 1964. A buyer is advised to obtain verification from their solicitor.

Council Tax

The council tax band is C







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.



GROUND FLOOR

938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 sq.m.) approx.

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.

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**Lex Allan
Grove**

local knowledge exceptional service