



10 Stuarts Court, DY9 0NG



Situated in the heart of Hagley Village, this well presented property enjoys an excellent location with a range of local shops and amenities close at hand. Hagley train station is also within easy reach, providing excellent commuter links to Worcester, Birmingham and beyond.

The property briefly comprises an entrance vestibule with stairs rising to the first floor landing, attractive lounge, and modern fitted kitchen. Two bedrooms and a bathroom. The property benefits from wooden flooring and gas central heating, with useful storage provided by a cupboard off the landing.

All on offer with NO UPWARD CHAIN, contact the office to arrange your viewing.

Approach

Via small fore-garden. Property also benefits from allocated parking space. Door leading to entrance hall vestibule, stairs ascending to first floor landing, large picture window to front, door leading to storage cupboard, wooden flooring and doors radiating to lounge.

Lounge 11'5" max 9'10" min x 18'8" (3.5 max 3.0 min x 5.7)

Double glazed patio doors leading to balcony, centrally heated radiator, coving to ceiling, wooden flooring and door radiating to kitchen.

Kitchen 7'6" x 11'1" (2.3 x 3.4)

Double glazed window to rear, heated towel rail, mixer tap, range of wall and base units with work surfaces over, large slow-close pan draw, housing for central heating boiler.

Bedroom One 11'1" x 10'2" (3.4 x 3.1)

Double glazed window to front and central heating radiator.

Bedroom Two 7'10" x 10'2" (2.4 x 3.1)

Double glazed window to front and central heating radiator.

Bathroom

Bath with mixer tap and storage below, wash hand basin with mixer tap, WC, tile floor and splash backs, central heating radiator and access to loft space.

Lobby

Wooden flooring with door leading to storage cupboard.

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.

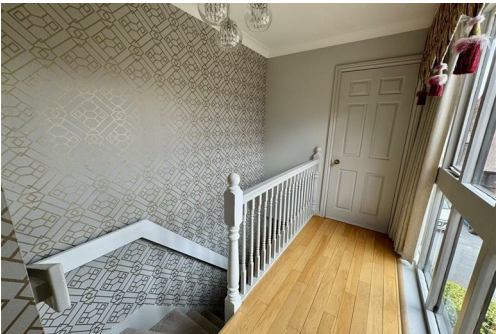
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay 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.

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 63 years remaining on the lease and a service charge of £950 per annum. A buyer is advised to obtain verification from their solicitor.



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.

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