



**Grove.**  
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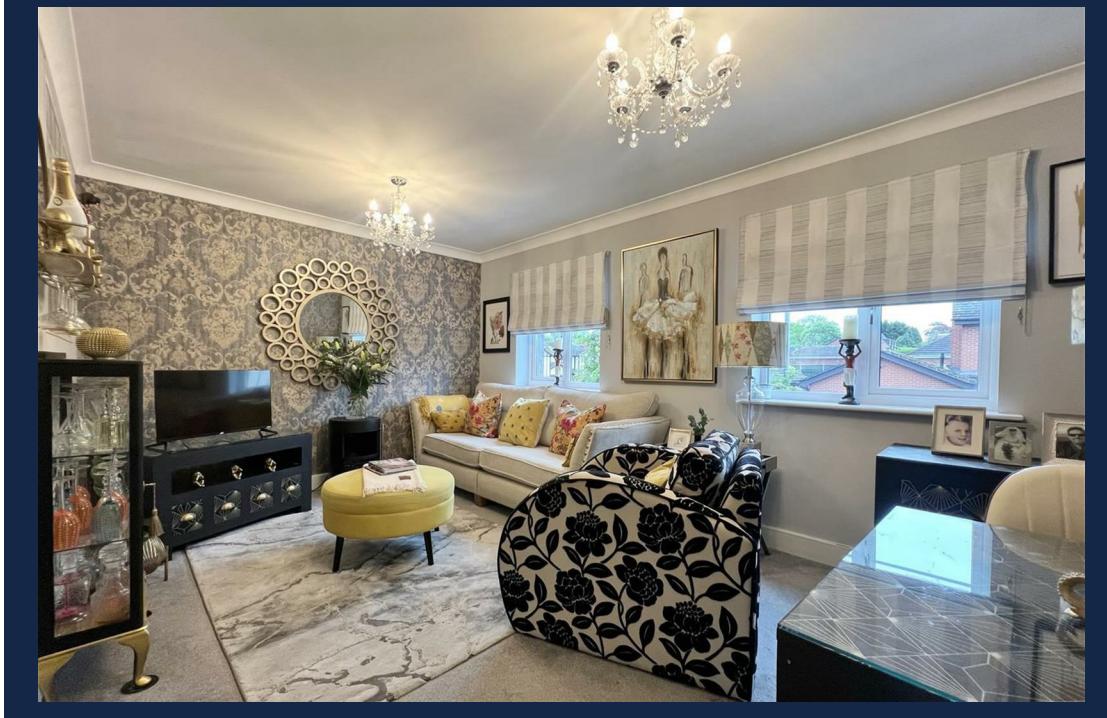
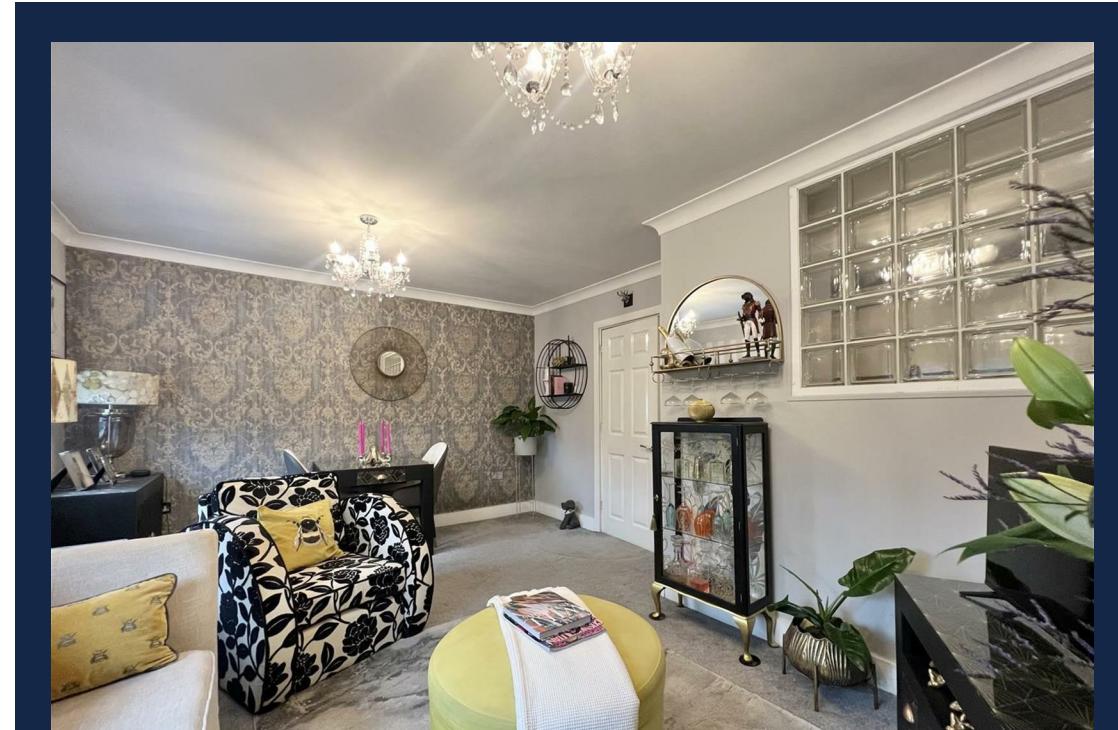
3 St James Court Swan Close, Blakedown DY10 3JU  
Asking Price £214,000

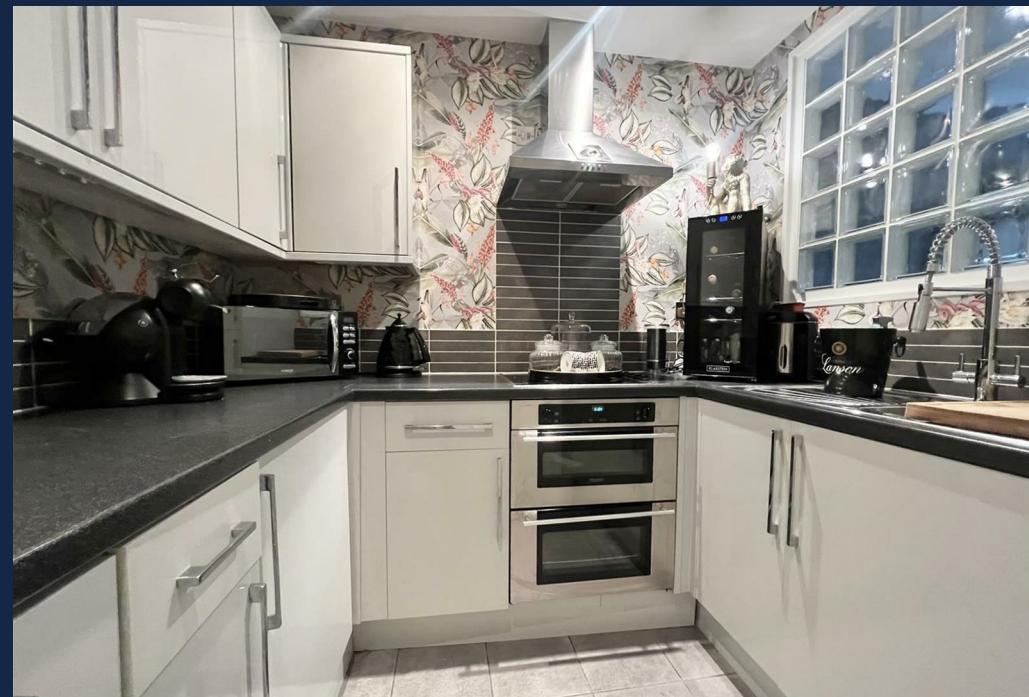
# 3 St James Court

Beautifully presented two bedroom first floor apartment!

This beautiful home on the ever popular development in the heart of Blakedown. It is the perfect property for those seeking to be close to local amenities with the additional benefit of countryside on their doorstep. Blakedown has excellent local schooling, transport links with the M5 junction 4 and also Blakedown train station giving excellent commuter opportunities to Birmingham, Worcester and beyond. For those looking to enjoy outdoor pursuits the advancing National Trust Clent Hills is a short distance away.

This stylish first floor apartment is presented to a high standard and offers private entrance hall, open plan lounge dining, two excellent sized bedrooms, one has en-suite, separate bathroom and allocated parking space. There is outside space with seating area! This stunning apartment is not one to be missed! Leasehold. 9/4/24 V4 EJ EPC=C





## Approach

Via gated pathway with courtyard area and door leading to:

## Shared Hallway

Shared between two apartments, steps leading to entrance hall with door opening into:

## Private Hallway

Access to airing cupboard and doors radiating to:

Lounge 12'2" max 10'2" min x 16'1" max 8'2" min (3.7 max 3.1 min x 4.9 max 2.5 min)

Double glazed windows to front, space for seating and dining area.

Kitchen 7'7" x 7'10" (2.3 x 2.4)

Internal feature window to lounge, tiling to floor, and splashback, fitted wall and base units with worksurface over, fitted sink with drainage, four ring hob with extractor fan over, integrated fridge, freezer, washing machine and dishwasher.

Bedroom One 15'5" max 9'6" min x 14'5" max 3'3" min (4.7 max 2.9 min x 4.4 max 1 min)

Double glazed window to front, access to storage/wardrobe and door to en-suite.

## En-suite

Obscured double glazed window to side, tiling to floor and splashback, chrome heated towel rail, low level w.c., wash hand basin and fitted shower cubicle.

Bedroom Two 8'6" x 9'6" (2.6 x 2.9)

Double glazed window to front.

Bathroom 6'7" x 6'11" (2 x 2.1)

Tiling to floor and splashback, chrome heated towel rail, vanity units with low level w.c., wash hand basin and storage, fitted bath with shower over.

## Outside

Access to gardens and use of own courtyard area.

## Parking

One allocated private parking space at the front and visitors parking to the rear.

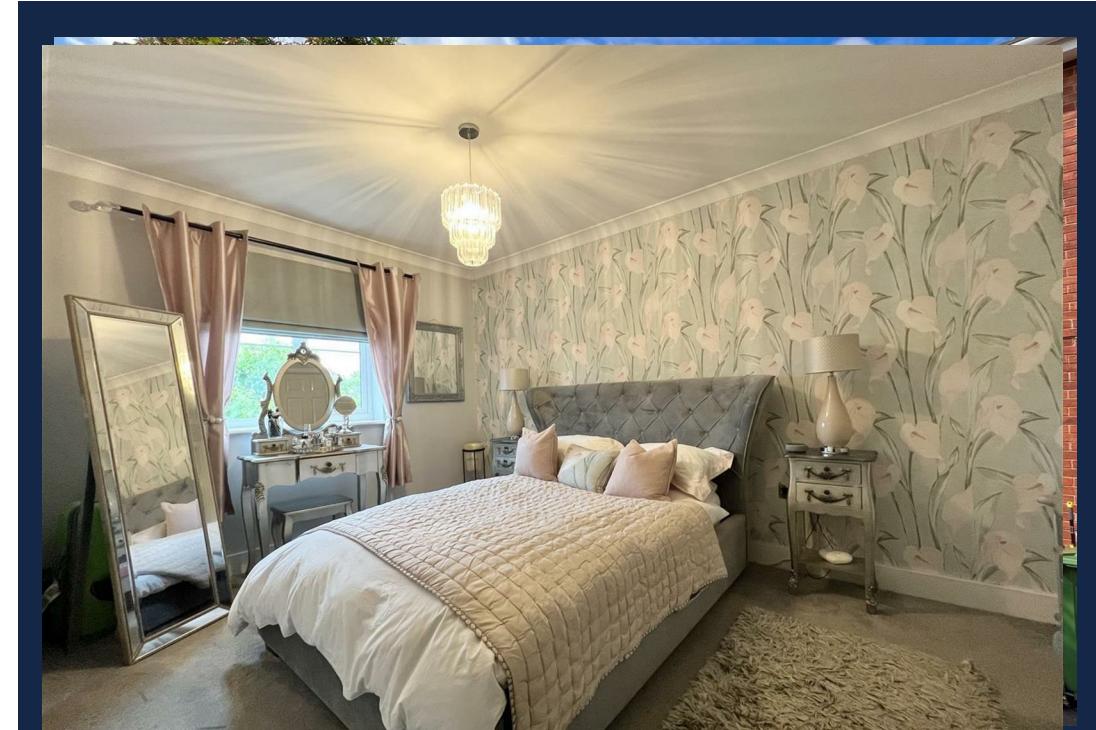
## Heating

Thermo skirting board heating in every room with separate controls in each room.

Please note the en-suite and bathroom are fitted with heated towel radiators.

## Council Tax Band

Tax band is C.





## 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 lease is 125 years from 6th November 2007. There is a service charge of £34.00 p.c.m.

## 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.

## Money Laundering Act

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, Grove Property Group reserves the right to obtain electronic verification.

## FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
EU Directive 2002/91/EC			

**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group 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.

**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

# Grove.

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