



Grove.

FIND YOUR HOME

2 Cobham Court Mews, School Lane, Hagley, DY9 9LD

Guide Price £425,000

2 Cobham Court Mews

CHARMING TWO BEDROOM HOME IN HAGLEY! Close to local countryside and within a short walk of Hagley Hall, St Johns Church and the beautiful surrounding parkland. Situated in the popular School Lane of Hagley, this family home is full of stunning features and bursting with character. It also offers brilliant opportunities for commuting with the nearby Hagley train station allowing easy commute to Birmingham, Worcester and beyond. Further benefiting from easy access to the national motorway network. The property within a short walk of the village and the local amenities, including being close to the excellent local Hagley Primary School and High Schools.

The property comprises of a bright hallway with mezzanine landing, downstairs w.c., modern kitchen with original features and lounge dining space with log burner. On the first floor you will find two excellent sized bedrooms and stunning family bathroom. The garden is an ideal space for having those summer BBQ's and quality family time. This home has been renovated to a high standard and is certainly not one to be missed, viewings are highly recommended!





Approach

Via driveway with steps up leading to front door.

Hallway

A large welcoming hallway with double glazed windows to front, central heated radiator with cover, stairs leading to first floor, under the stairs storage and shelving, doors radiating to:

Kitchen 11'10" max 5'7" min x 14'9" max 11'6" min (3.6 max 1.7 min x 4.5 max 3.5 min)

Double glazed window to front, tiling to floor, exposed beams, fitted wall and base units with work surface over, one and half bowl sink with drainage and mixer tap, five ring gas Range Master with electric ovens, integrated dishwasher, space for American fridge/freezer, Door giving access to pantry.

Pantry

With shelving and space/plumbing for white goods.

Downstairs w.c.

Wood effect flooring, vanity unit with drawers and low level w.c.

Lounge 21'0" x 13'9" max 11'10" min (6.4 x 4.2 max 3.6 min)

Double glazed bay window to front, central heated radiators, USB sockets, feature fireplace with wooden mantel and log burner and door giving access to garden.

First Floor Landing

Double glazed window to front, mezzanine landing with door to large storage cupboard, access to loft and doors opening into:

Bedroom One 13'9" max 12'6" min x 15'5" (into wardrobes) (4.2 max 3.8 min x 4.7 (into wardrobes))

Dual aspect double glazed windows to front and rear, central heated radiators, ample fitted wardrobes and storage, access to eaves. Agents note: restricted head height.

Bedroom Two 15'1" x 10'10" (into wardrobes) (4.6 x 3.3 (into wardrobes))

Double glazed window to front, central heated radiator, exposed beams, fitted wardrobes and access to loft.





Family Bathroom 10'6" x 5'11" (3.2 x 1.8)

Double glazed window to rear, wood effect flooring, tiling to splashback areas, low level w.c., wash hand basin with heritage taps, contemporary free standing bath with heritage mixer tap, feature chrome heated towel rail and fitted shower cubicle with drench shower head.

Garden

A suntrap selection of two ideal spaces with room for entertaining and access to large outbuilding with storage. The bottom courtyard is slabbed with steps leading to further patio area with astro turf.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is E

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, Grove Properties Group 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.



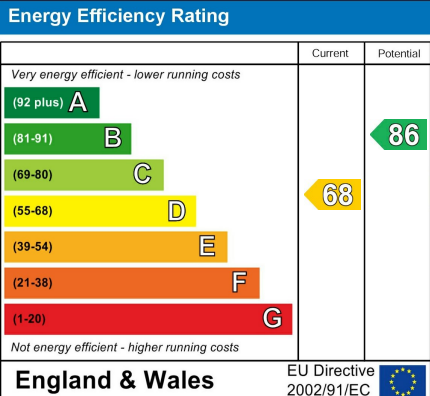
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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