



**RICHMOND COURT, REDLAKE ROAD,
PEDMORE, STOURBRIDGE DY9 0RY**





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(With an extended lease at completion)



In a lovely development just off Redlake Road and, surprisingly, including a GARAGE, this WELL-PRESENTED, TWO-BEDROOM, FIRST FLOOR FLAT is located in a well-considered address in Pedmore. The gas centrally heated and double-glazed accommodation has neutral décor and is seen to briefly comprise: Large Reception Hall, Sitting Room, Well Fitted Kitchen, Master Bedroom with ENSUITE, Further Bedroom/Dining Room and Bathroom. Security intercom controlled foyer, Communal Gardens and with a GARAGE found in a nearby block. AGENTS NOTE: Following an agreed sale, the sellers will apply to extend the lease term. Current Ground Rent £70 per annum - Current Service Charge £2000 per annum. Council Tax Band C.

In further detail;

THE ACCOMMODATION

From a security intercom controlled foyer, an approach is offered to the first floor where Flat 6 has a numbered door which opens to;

RECEPTION HALL 11' 5" x 7' 0" (widening to 10' 6")

Undoubtedly a notable feature, being a large central hallway from which rooms are individually approached. There is a central heating radiator, coving to the ceiling, two ceiling light points and doors which radiate off;

SITTING ROOM 13' 10" x 11' 1" (not including bay)

With a delightful "walk-in" UPVC double glazed box bay window to the front and with a contemporary style wall mounted electric heater. In addition there is a central heating radiator, provisions for a television, coving to the ceiling, two wall light points and two ceiling light points.

KITCHEN 11' 1" x 7' 5"

With a UPVC double glazed window to the front and being furnished with a good range of gloss cream cupboard fronted units, with the base cupboards and drawers being surmounted by contrasting roll edged work surfaces and with an inset stainless steel sink and drainer having a mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and continues to the built-in "four burner gas hob" which has a stainless steel cooker hood above.

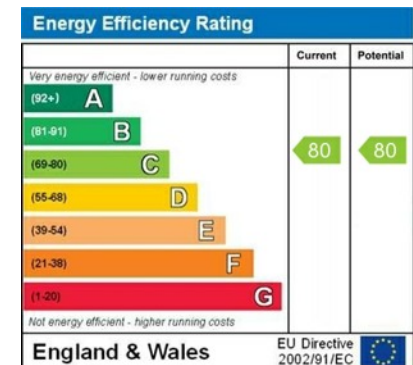
OUTSIDE

Richmond Court forms part of a lovely address within a well considered location. Tidy gardens and grounds are maintained to a high standard via the service agreement in situ, and with there being pathways which provide an approach to the security intercom controlled entrance. In addition, and somewhat unusual in comparison to many other flats, this is a property which benefits from a;

GARAGE

Located within a nearby block and having up and over door.

AGENT'S NOTE; The sellers propose to make an application to extend the property's leasehold tenure at the point of a sale being agreed, and just prior to the commencement of a conveyance.





To an opposing wall there is a built-in electric fan assisted oven with an integrated grill. Suitable space for a tall fridge/freezer, suitable space and plumbing for an automatic washing machine and with an integrated "slimline" dishwasher. At eye-level there are wall mounted cupboards providing additional storage space. Wall mounted Worcester BOSCH self condensing combination boiler system and with a fluorescent ceiling strip light.

Returning to the hall, doors continue to lead off;

BEDROOM ONE 11' 0" x 10' 0"

With a UPVC double glazed window to the side elevation and with fitted "mirror fronted" sliding door wardrobes. Central heating radiator, coving to the ceiling, ceiling light point and with a door to;

ENSUITE 7' 5" x 5' 5"

With a UPVC obscure double glazed window to the rear and appointed with a white suite to include a shower enclosure having Triton T80 shower within, and with full height splashback tiling forming a surround. In addition there is a low level WC and a "winged" hand wash basin having a toiletry cupboard beneath. Courtesy mirror with vanity light above, fashionable "ladder styled" heated towel radiator, shaver connection socket and with a ceiling light point.

BEDROOM TWO (OR DINING ROOM AS PREFERRED)

10' 0" x 7' 0"

With a UPVC double glazed window to the side elevation, built-in mirror fronted sliding door wardrobe, central heating radiator, coving to the ceiling and ceiling light point.

BATHROOM 11' 0" x 5' 7" (when measured at widest points)

With a UPVC obscure double glazed window to the rear and appointed with a three piece arrangement to include a bath, pedestal wash hand basin and low level WC all set to complementary part height wall tiling. Courtesy mirror with vanity light above, central heating radiator, ceiling light point and with a door opening to a wide linen cupboard.

CLOAKS CUPBOARD

Also approached from the hall providing for coat hanging and excellent general purpose storage space.



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **LEASEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

CONSUMER PROTECTION REGULATIONS 2008

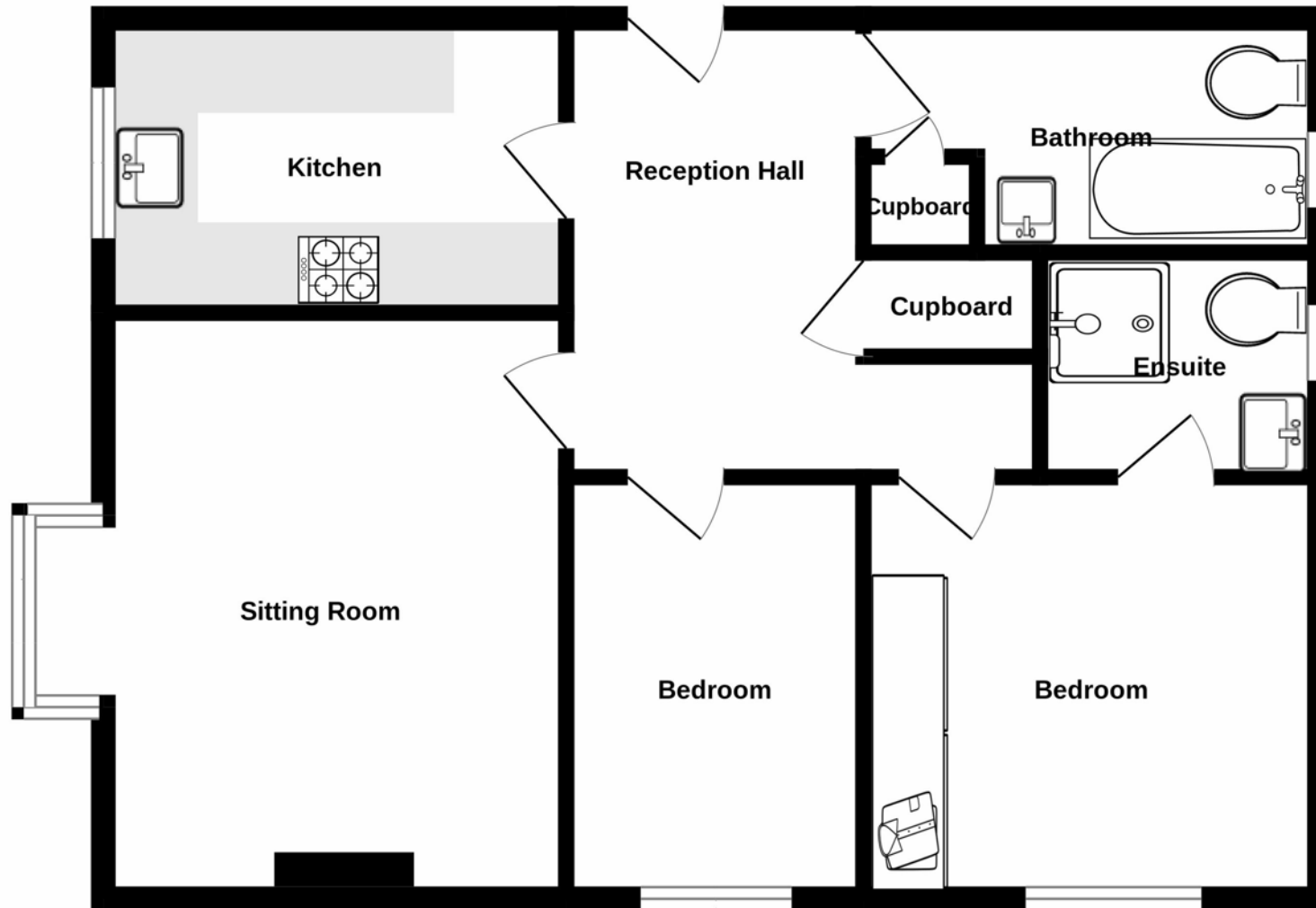
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MISREPRESENTATION ACT 1967

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