



**WEBB COURT,  
DRURY LANE, STOURBRIDGE DY8 1BN**

**Taylors**





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## WITH INCENTIVE OF THE SERVICE CHARGE PAID FOR ONE YEAR



Enjoying a prime setting in this successful development, exclusively for the over 60's, this **BEAUTIFULLY PRESENTED AND RATHER WELL ARRANGED, TWO BEDROOM, LUXURY FLAT** is located on the top floor with **DOUBLE GLAZING**, and is readily accessible to town amenities. With newly fitted carpets and neutral decor, the flat comprises: Reception Hall, Large Sitting Room with feature fireplace, Well Fitted Kitchen with a range of appliances, Two Good Bedrooms, Delightful Shower Room and Walk In Airing Cupboard. Communal Grounds, Residents Parking and with a range of other features includes Residents Lounge, Guests Suite and Laundry Room. **Current Annual Service Charge £5063.58 and Current Annual Ground Rent £460.00.**



In further detail the accommodation is seen to comprise;

From the communal landing, a numbered door opens to the apartment's own;

### RECEPTION HALL

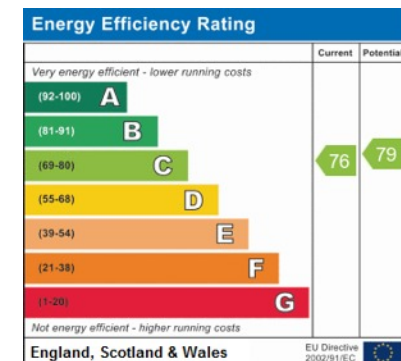
Extending over 14 ft in length and having a Dimplex night storage heater. There is also a wall mounted security intercom, coving to the ceiling, ceiling light point and white Regency styled doors which radiate off;

**PLEASANT SITTING ROOM** With "DINING AREA" AS PREFERRED 18' 10" x 11' 1" (when measured at widest points)

With a UPVC double glazed window to the front and a neutral theme of décor which includes a feature fireplace with projecting hearth and a "pebbled effect" electric heater. There is also a Dimplex night storage heater, telephone and television connection points, coving to the ceiling, two ceiling light points and double opening part obscure glazed doors which lead to;

### WALK-IN AIRING CUPBOARD

Houses the insulated water heating system and feeder tank, whilst also providing for slatted shelving for linen storage. In addition this is an arrangement which includes the service meter and consumer unit. Whilst providing for other general purpose storage space, there is coving to the ceiling and a ceiling light point.





#### *Agents contact details:*

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#### WELL FITTED KITCHEN 9' 0" x 5' 9"

With a UPVC double glazed window, and being furnished with a good range of "light oak" styled cupboard fronted units, with base cupboards and drawers being surmounted by contrasting roll edged work surfaces and with an inset stainless steel sink and drainer having mixer tap. Complementary splashback tiling forms a surround to the work surfaces and continues to the integrated AEG ceramic hob which has a fitted stainless steel cooker hood above located within a range of wall mounted cupboards. In addition there is an electric AEG single fan oven with integrated grill, together with integrated and concealed larder fridge and freezer. Wall mounted "Dimplex" instantaneous fan heater, coving to the ceiling and with a ceiling light point.

Returning to the reception hall, doors continue to lead off;

#### EXCELLENT DOUBLE BEDROOM/BEDROOM ONE 17' 6" x 9' 4" (at widest points)

With a UPVC double glazed window, and built-in double wardrobe having mirror fronted bi-fold doors. Dimplex night storage heater, telephone and television connection points, coving to the ceiling and ceiling light point.

#### BEDROOM TWO 11' 8" x 8' 8" (at widest points)

With a UPVC double glazed window to the front, wall mounted Dimplex electric panel heater, coving to the ceiling and ceiling light point.

#### SHOWER ROOM 6' 9" x 5' 8"

Appointed with a modern three piece arrangement, with a large shower, and complementary shower screen. Full height splashback tiling forms a surround and continues with a border tile detail to the low level WC and also to the hand wash basin which is part recessed into a double door toiletry cupboard. Electric towel radiator/heater, wall mounted Dimplex fan heater, extractor fan, coving to the ceiling and ceiling light point.

#### 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

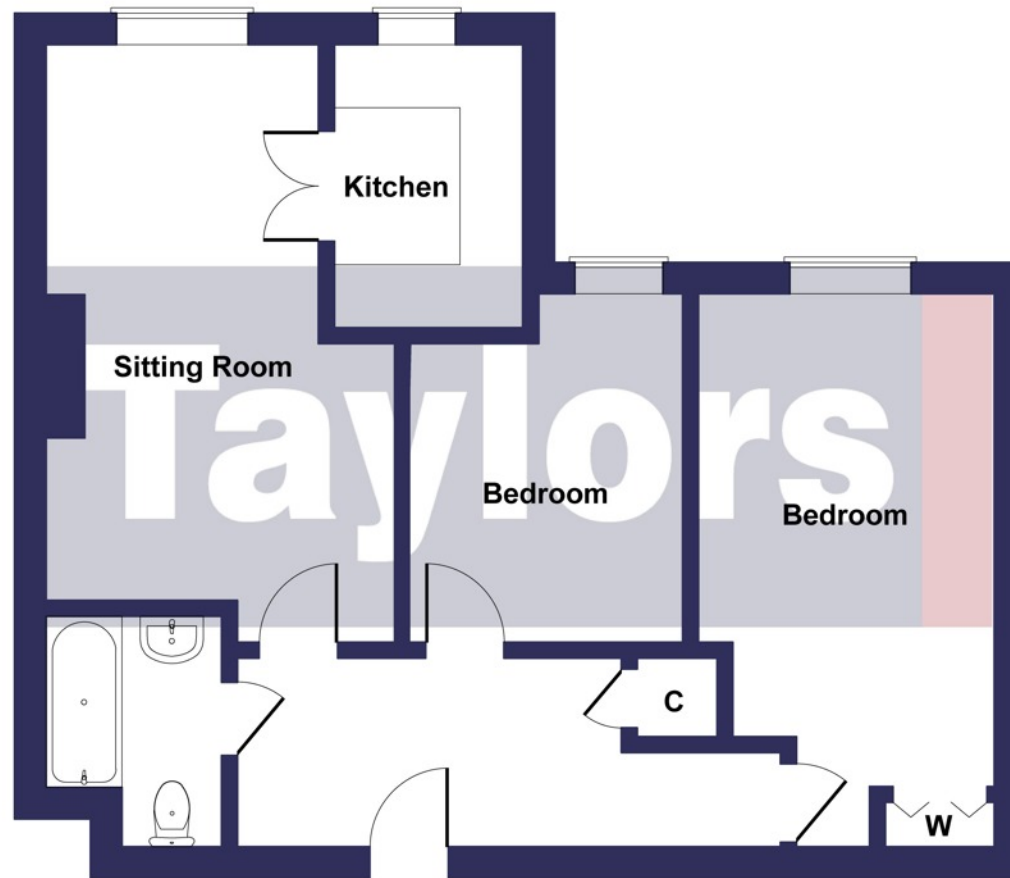
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

#### PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

#### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



**FOR GUIDE PURPOSES ONLY:**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



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