



No Parking or Turning

PRIVATE ESTATE  
No public  
right of way  
Residents only

**PRIORY COURT, GLASSHOUSE HILL,  
OLDSWINFORD, STOURBRIDGE DY8 1NJ**

**Taylor's**



# PRIORY COURT, GLASSHOUSE HILL, OLDSWINFORD, STOURBRIDGE DY8 1NJ

This particular **FIRST-FLOOR RETIREMENT FLAT** at the established Priory Court development is approached from Priory Road. From a security intercom entrance, and from the first-floor residents landing, the flat has a numbered door. From within, the double glazed accommodation includes; Reception Hall, Sitting Room, Kitchen, Good Double Bedroom and Bathroom. Throughout the accommodation there are various pull cords to alert for help in the event of emergency assistance being need. Priory Court is a lovely purpose-built development in a convenient location, specifically for those aged 60 years and above. Further, there is Residents and Visitor Parking, a House Manager and this flat is available for sale with **NO UPWARD CHAIN**. Council Tax Band B.



Enjoying a secure first floor position, with an approach from Priory Road, a security intercom controlled communal foyer entrance may provide an approach into the **GROUND FLOOR FOYER** from which there are stairs leading off. It is upon the first floor that Flat 38 has a numbered entrance door which opens to;

### RECEPTION HALL

Having central heating radiator, ceiling light point, mains connected smoke alarm and with doors radiating off;

### SITTING ROOM 17' 6" x 10' 10"

With a UPVC double glazed window enjoying a view to communal gardens, and to nearby Priory Road. There is also an electric heater which sits upon a raised hearth, central heating radiator, provisions for a television, two ceiling light points and the security intercom receiver. Door to;

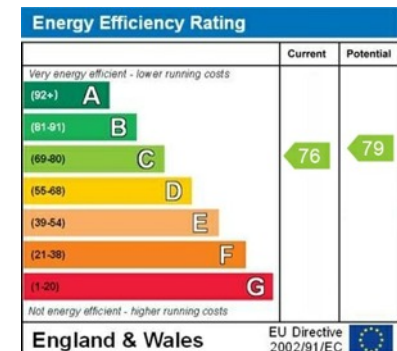
### AIRING CUPBOARD

Houses the pre-insulated hot water cylinder which also includes an immersion, and with slatted shelving above providing for linen storage.

### PROSPECTIVE BUYERS SHOULD ALSO NOTE;

There are numerous "pull cords" positioned throughout the flat in case emergency assistance is needed.

This is a property which is available for sale with **NO UPWARD CHAIN**.





### KITCHEN 8' 8" x 7' 6"

With a reinforced glazed window, and furnished with a range of beige cupboard fronted units, with a natural wood effect trim, to include a double base cupboard with adjoining single, roll edged work surface over having an inset stainless steel sink and drainer above, and with splashback tiling continuing to a returning work surface which has cupboard below and cooker position to the side. Additional double base cupboard, range of wall mounted cupboards providing additional storage, and with suitable space for a larger fridge. Fitted breakfast bar, wall mounted "Baxi" gas fired central heating boiler system, central heating radiator, extractor fan, mains connected smoke alarm and with a ceiling light point.



### GOOD DOUBLE BEDROOM 13' 5" x 11' 0"

With a UPVC double glazed window to the front, fitted double wardrobe with adjoining single, fitted dressing table with drawers and with an additional built-in double wardrobe having part mirror fronted doors and with an adjoining unit having integral shelving. Central heating radiator, television connection point, and with a ceiling light point.



### BATHROOM 7' 8" x 6' 5"

Appointed with a "champagne" (or similar) coloured suite to include a bath having splashback tiling around and with tiling continuing to both the pedestal wash hand basin and low level WC. Central heating radiator, extractor fan and ceiling light point.

### WALK-IN CLOAKS CUPBOARD

Provides for excellent general purpose storage as well as coat hanging. There is also a mains connected smoke alarm and a 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.

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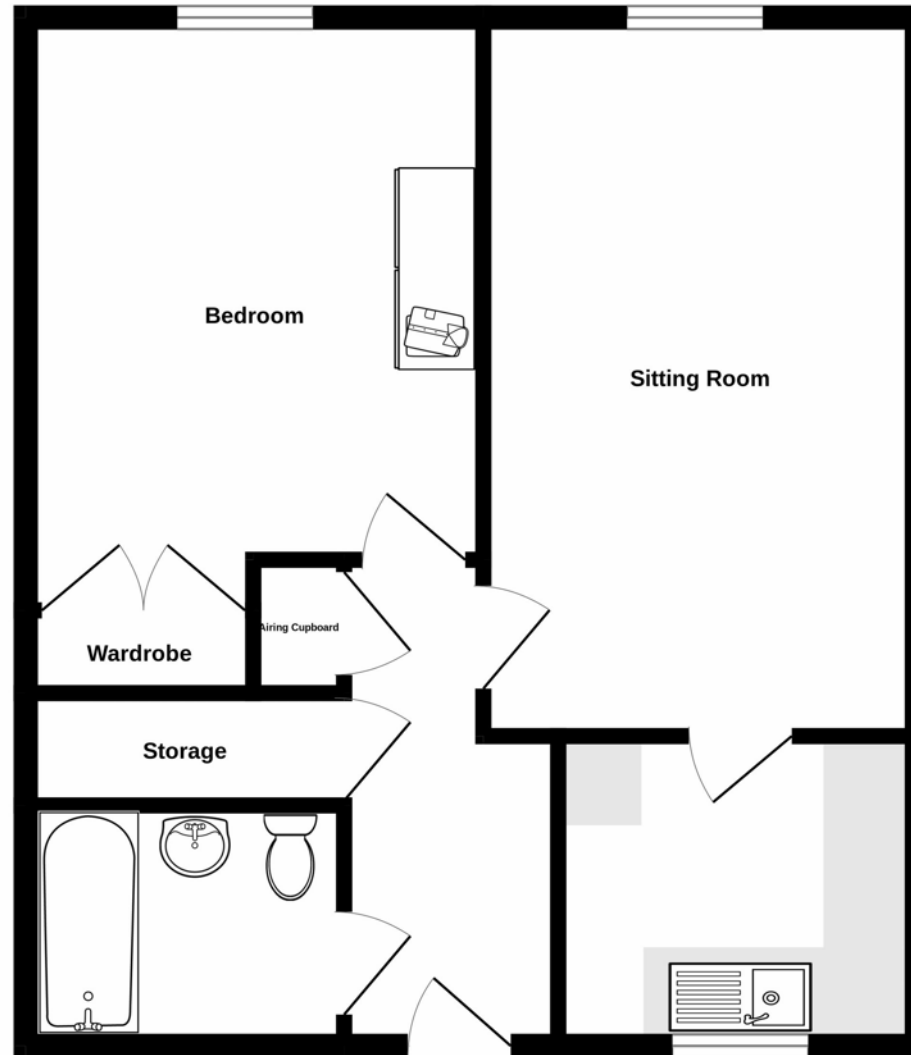
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### MISREPRESENTATION ACT 1967

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