



**LIDDIARD COURT, BELFRY DRIVE,
WOLLASTON, STOURBRIDGE DY8 3SD**



Taylor's

LIDDIARD COURT, BELFRY DRIVE, WOLLASTON, STOURBRIDGE DY8 3SD

Situated **NOT FAR FROM WOLLASTON HIGH STREET**, occupying a **SECOND FLOOR** position within this **EVER-DESIRABLE RETIREMENT DEVELOPMENT** (for those aged 60 and over) and having **DELIGHTFUL COMMUNAL GARDEN VIEWS** stands this **TWO DOUBLE BEDROOM RETIREMENT APARTMENT**. The apartment and development provides Security Intercom Entrance, Owners Lounge, Laundry, Maintained Gardens, Residents and Visitor Parking, Guest Suite and House Manger. Having UPVC double glazing, and accessed either via staircase or lift facility, the property comprises; entrance hallway, lounge, kitchen, two bedrooms and shower room. Available with **NO UPWARD CHAIN**, a viewing is **HIGHLY RECOMMENDED TO FULLY APPRECIATE**. To do so please contact Taylor's Estate Agents **STOURBRIDGE** office. Lease details are as follows; Lease length remaining (currently 95 Years Left). Current Service Charge (£2,407.73 per 6 months) Current Ground Rent (262.41 per 6 months). Council Tax Band D.

In further detail the accommodation is on one level (located on the second floor of the development and comprises;

ENTRANCE HALLWAY 14'5" (max) x 6'8"

Entered through a wood front entrance door, having two built-in cupboard storage units, an electric radiator, security intercom system and doors to all accommodation.

LOUNGE 14'9" x 11'2"

Entered through a door from the entrance hallway, having an electric radiator, feature electric fire, UPVC double glazed window unit overlooking communal gardens and ceiling lighting.

KITCHEN 8'9" x 5'7"

Entered through double doors from the lounge, well-furnished with a white kitchen. At floor level is a range of base units having both cupboard and drawer storage, space for a fridge and freezer appliances. Surmounted on top are roll-edged worktops having inset sink with drainer and hot/cold tap combination and four-point electric hob.

The apartment and development provides Security Intercom Entrance, Owners Lounge, Laundry, Maintained Gardens, Residents and Visitor Parking, Guest Suite and House Manger.

THROUGHOUT THE ACCOMMODATION THERE ARE NUMEROUS "PULL CORDS" WHICH, IN CASE OF AN EMERGENCY, LINK TO THE HOUSE MANAGER OR CARELINE STYLE SYSTEM.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



At eye level, is a good range of cupboard and larder storage, larder style cupboard housing integrated oven, splashback tiling, extractor fan, UPVC double glazed window unit to side aspect and ceiling lighting.

BEDROOM ONE 13'9" x 9'3"

Entered through a door from the entrance hallway, having built-in wardrobes, an electric radiator, UPVC double glazed window unit to communal gardens aspect and ceiling lighting.

BEDROOM TWO 13'8" x 7'10"

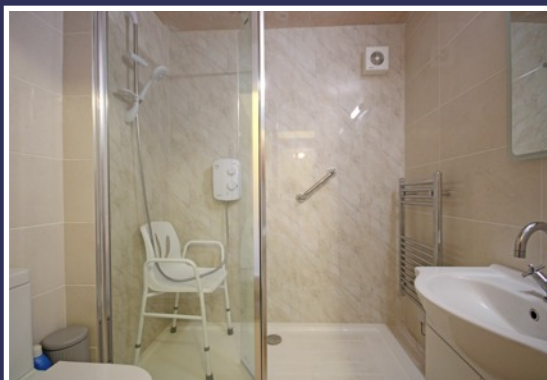
Entered through a door from the entrance hallway, having built-in wardrobes, an electric radiator, UPVC double glazed window unit to communal gardens aspect and ceiling lighting.

SHOWER ROOM 6'5" x 5'4"

Entered through a door from the entrance hallway, stunningly appointed with a re-fitted three-piece shower suite consisting of 'walk-in' style shower unit with shower tray, glass shower screen and electric shower, pedestal toilet, vanity wash hand basin with mixer tap and cupboard storage, an electric-heated towel rail, wall-mounted handrails, wall-mounted toilet roll holder, wall tiling, extractor fan and ceiling lighting.

OUTSIDE AND THE DEVELOPMENT

This delightful two double bedroom retirement apartment is ideally situated not far from Wollaston high street which has a wealth of good local shops, services and amenities. Located on the second floor, it has beautiful views of the communal gardens and holds a prominent end apartment position within the block.



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

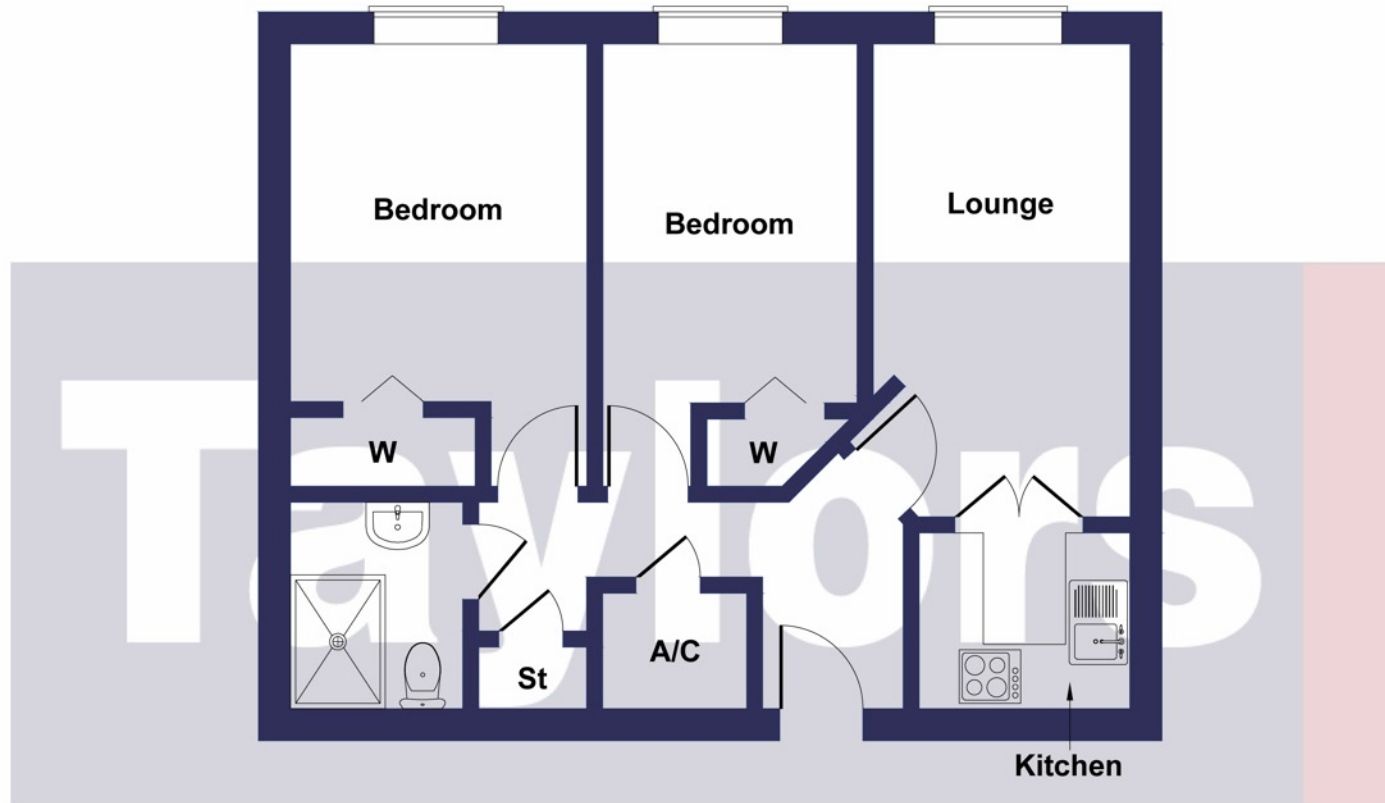
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

www.taylors-estateagents.co.uk