



**REDHOLME COURT, RED HILL,
STOURBRIDGE DY8 1ND**





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Occupying a **MOST APPEALING GROUND FLOOR POSITION** within this **ESTABLISHED APARTMENT BLOCK** upon **RED HILL** in **STOURBRIDGE**, stands this **EXCEPTIONAL OPPORTUNITY TO PURCHASE** a **NO UPWARD CHAIN, TWO BEDROOM APARTMENT**. Not far from **STOURBRIDGE TOWN CENTRE, STOURBRIDGE JUNCTION** and **GREAT LOCAL SCHOOLING**, further having **ELECTRIC HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance hallway, lounge, kitchen, two good bedrooms and shower room. The property further benefits from **RESIDENT PARKING FACILITIES** as well as a **SINGLE GARAGE** and **DELIGHTFUL COMMUNAL GARDENS**. To **FULLY APPRECIATE** and view, please contact Taylors Estate Agents **STOURBRIDGE** office. Leasehold details are as follows; Lease Length (138 Years Remaining - Lease expires 2161). Ground Rent & Service Charge (£5,200 per annum, NB please note £4000 of this amount is being collected in 2024 for special development improvements - please telephone for further information). Council Tax Band B. EPC D.



In further detail the accommodation is spread over one level and comprises;

ENTRANCE HALLWAY

Entered via a wood door from the communal hallway, having meters, fuse box, two built-in cupboards for storage, ceiling lighting and doors to all accommodation.

LOUNGE 18'7" (max) x 10'2" (max)

Entered through a door from the entrance hallway, having two storage heaters, UPVC double glazed unit to communal gardens aspect and ceiling lighting.

KITCHEN 11'3" (max) x 5'8" (max)

Entered through a door from the entrance hallway, well-furnished with a 'modern-look' kitchen. At floor level, good range of base units having both cupboard and drawer storage, space and plumbing for washing machine, integrated fridge/freezer combination.

On approach, the property is located within a block of various apartments which is appealing to the eye, and upon arrival parking is situated to the rear of the building which is a most private space for 'residents only'. Walking up some initial outdoor steps, you are greeted by a secure and coded main front door into the communal hallway/lobby area, to which then leads to the front door of the apartment. To note, this apartment further benefits from a single garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Surmounted on top are wood-effect worktops having inset four-point electric hob and inset sink with drainer and mixer tap. At eye level, range of wall-mounted cupboard units, integrated oven, splashback tiling, UPVC double glazed window unit to garden aspect and ceiling lighting.

BEDROOM ONE 13'5" (max) x 9'9" (max)

Entered through a door from the entrance hallway, having a storage heater, built-in wardrobe, UPVC double glazed window unit to gardens aspect and ceiling lighting.



BEDROOM TWO 9'3" (max) x 6'3" (max)

Entered through a door from the entrance hallway, having built-in cupboard store, UPVC double glazed window unit gardens aspect and ceiling lighting.

SHOWER ROOM 6'7" (max) x 5'9" (max)

Entered through a door from the entrance hallway, well appointed with a three piece shower suite consisting of fitted corner shower with shower tray and glass screen doors, pedestal toilet, vanity wash hand basin with mixer tap, cupboard store, electrically heated towel rail, wall and floor tiling, UPVC obscure double glazed window unit to side aspect. Extractor fan and ceiling lighting.



OUTSIDE

This most delightful ground floor apartment is desirably located upon Red Hill in Stourbridge, not far from great local schooling, Stourbridge Junction, Stourbridge Town Centre amenities and Stourbridge Bus Station.

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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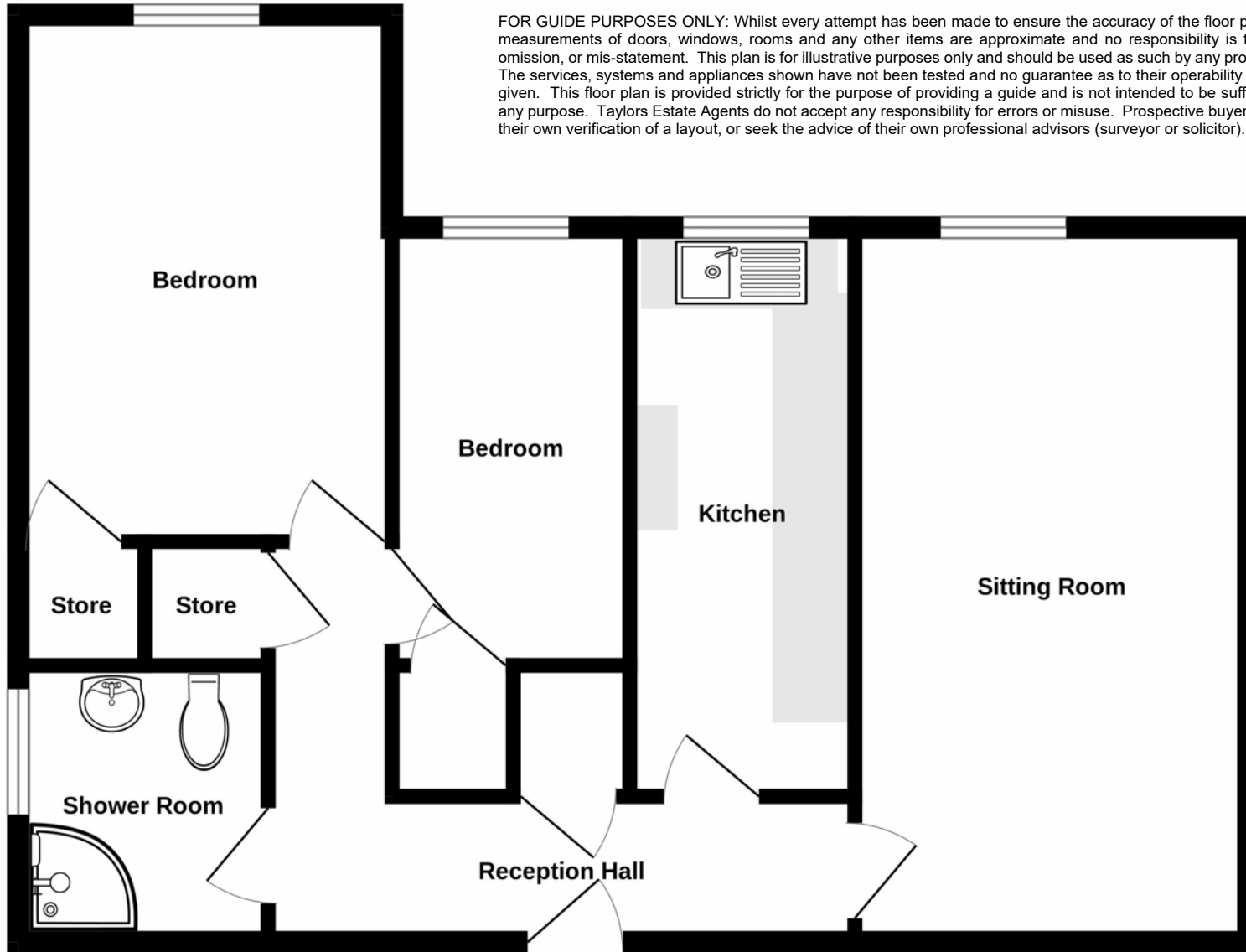
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MISREPRESENTATION ACT 1967

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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