



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



Taylor's

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Enjoying an **ENVIABLE SETTING** to the Drury Lane side of development (the rear), this **WELL PLANNED, MODERN, RETIREMENT FLAT** has a number of appealing features, and is recommended for early viewing. The double-glazed accommodation comprises: **Hall, Pleasant Sitting Room with Juliette balcony, Well Fitted Kitchen with a host of integrated appliances, Good Double Bedroom with fitted wardrobes and a dual aspect and, further, with a Recently Appointed Wet Room (great for easy access).** Webb Court is a successful retirement development by **McCarthy & Stone** and is age restricted to those **60 years and over**. Onsite amenities include an **Owner Lounge, Communal Laundry Room, Emergency Pull Cord system and a House Manager.**



In further detail the accommodation is seen to comprise;

From the communal hall a numbered door opens to;

RECEPTION HALL

With coving to the ceiling, ceiling light point, security intercom receiver and with Regency styled white painted doors leading off;

SITTING ROOM 16' 0" x 11' 5" (when measured at widest points) With double opening UPVC double glazed "French style" doors opening to a Juliette balcony, and providing for good natural neutral illumination within this neutrally decorated room. A feature fireplace has a gently raised and projecting hearth together with a prominent "coal effect" electric heater. In addition there is an Economy 7 night storage heater, provisions for a television, coving to the ceiling, two ceiling light points and an "emergency pull cord". Double opening obscure glazed doors continue to;

MODERN KITCHEN 9' 0" x 5' 8"

With a UPVC double glazed window to the rear and being furnished with a good range of light wood styled 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 mixer tap over. Complementary splashback tiling forms a surround to the work surfaces and continues to the "built-in" AEG ceramic hob which has a cooker hood above located within a range of wall mounted cupboards.

Webb Court has a variety of comfort features for residents, including an **OWNERS LOUNGE**, laundry and resident house manager who is available during typical office days/hours. In case of an emergency, outside of the house manager hours, there are pull cords situated throughout linked to a "careline" style system.

Whilst there are stairs rising to each floor, residents can also benefit from a **LIFT**.

SERVICE CHARGE; The selling agents can provide details of the expenditure in regard to the service charge contributions, which cover a range of services including a block policy with buildings insurance. Window cleaning, maintenance of communal parts (external and internal), are also included.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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To one side there is a built-in electric fan assisted single oven. Integrated and concealed larder fridge and with a separate freezer. Wall mounted "Dimplex" electric fan heater, coving to the ceiling and ceiling light point. This is also a room which includes an "emergency pull cord".

Returning to the hall, doors continue to lead off;

GOOD DOUBLE BEDROOM 17' 5" x 8' 5" (at widest points) With UPVC double glazed windows favouring a dual aspect, one to the side and one to the rear. In addition there are two "built-in mirror fronted" wardrobes which have bi-fold doors. Economy 7 night storage heater, television connection point, coving to the ceiling and ceiling light point.

SHOWER ROOM/WET ROOM 7' 0" x 5' 8"

An arrangement which has been planned for easy access, with a "walk-in shower area" having curtain and rail, together with both a fixed head and hand held shower. Splashback boarding forms a surround, and continues to the wall mounted half pedestal hand wash basin which has a courtesy mirror over and vanity light. There is also attractive tiling which forms a surround to the low level WC. Wall mounted "Dimplex" electric fan heater, extractor fan, coving to the ceiling and with a ceiling light point.

WALK-IN AIRING CUPBOARD

Houses the combined water heating system, provides for general purpose storage and also has fitted slatted shelving for linen storage.

OUTSIDE

Webb Court is a development of purpose build by renowned developers McCarthy and Stone. Located just a short distance from Stourbridge Town amenities, the development is also well placed for the road networks.

The approach from the head of Drury Lane includes a security barrier, which extends to the **RESIDENTS AND VISITORS PARKING AREA**.

Gardens and grounds are of a communal nature, and primarily looked after via the service contract.

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

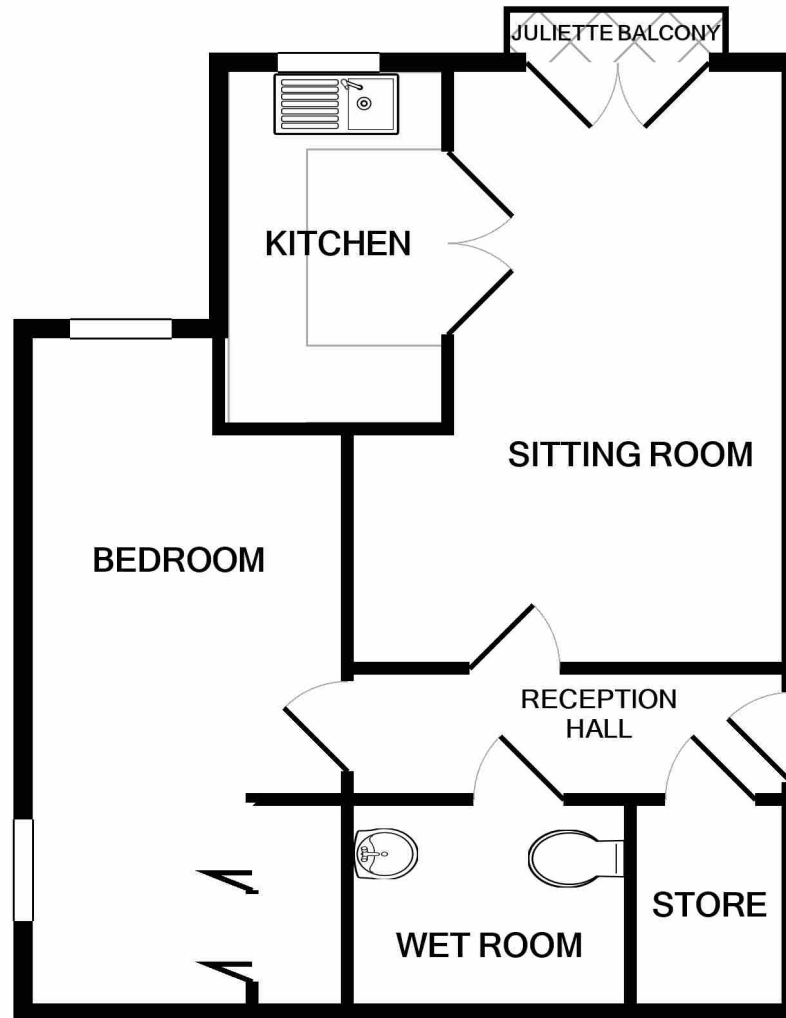
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MISREPRESENTATION ACT 1967

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