



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







# WEBB COURT, DRURY LANE, STOURBRIDGE DY8 1BN

Located **WITHIN THE HEART OF STOURBRIDGE TOWN** making the accommodation **TRULY CONVENIENT** for access to **NEARBY SHOPS/SERVICES** together with **PUBLIC TRANSPORT LINKS**, stands this **DECEPTIVELY SPACIOUS** and **WELL-PLANNED TWO DOUBLE BEDROOM UPPER FLOOR RETIREMENT APARTMENT**. 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, communal outdoor gardens and a House Manager. Further available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Entrance hallway, lounge diner, kitchen with integrated appliances, two good bedrooms and modern shower room. To arrange a viewing, please do not hesitate to contact Taylors Estate Agents **STOURBRIDGE** office. **LEASEHOLD** (Lease length remaining - 106 Years // Annual service charge - £5063.60 (paid half yearly) // Annual ground rent £395.00 (paid half yearly). Charges reviewed annually. Construction: Purpose built retirement development with tiled pitched roof. Mains services include water, drainage and electric. Broadband/ Mobile coverage: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band D. EPC B.

The accommodation is set over one floor and comprises;

### THE ACCOMMODATION

**ENTRANCE HALLWAY** 14' 1" (max) x 5' 7" (max)  
Entered through a door from the communal hallway having an electric radiator, built-in cupboard storage, ceiling lighting, wall mounted security intercom system and doors to further retirement apartment accommodation.

**LOUNGE DINER** 20' 8" (max) x 11' 2" (max)  
Entered through a door from the entrance hallway having feature electric fire with stone surround, hearth and mantle, two wall mounted electric radiators, two UPVC double glazed window units, built-in cupboard storage, ceiling lighting, emergency pull cord and double obscure doors to the kitchen.

**KITCHEN** 8' 9" (max) x 5' 7" (max)  
Entered via obscure doors from the lounge. At floor level there are a good range of base units having both drawer and cupboard storage and further with plumbing for integrated washing machine.

It is truly convenient for access to nearby shops and services within Stourbridge High Street together with public transport links. On approach to the development there is a mixture of both resident and visitor parking which is further secure due to an electronically controlled resident barrier. Stepping inside the development provides a range of on-site amenities which includes but is not limited to an owners lounge, communal laundry room, emergency pull cord system, communal outdoor gardens and a house manager.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	80	80
(69-80)	C		
(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	



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Surmounted on top are roll edged work tops having inset four point electric hob, inset sink with a drainer and mixer tap. At eye-level splashback tiling, a good range of both larder and wall mounted cupboard units further housing an integrated oven and grill combination, a UPVC double glazed window unit to outdoor aspect, extractor fan, ceiling lighting and an emergency pull cord.

#### BEDROOM ONE 17' 5" (max) x 9' 2" (max)

Entered through a door from the entrance hallway having a wall mounted electric radiator, fitted wardrobes, two UPVC double glazed window units, ceiling lighting and an emergency pull cord.

#### BEDROOM TWO 11' 6" (max) x 8' 7" (max)

Entered through a door from the entrance hallway having a wall mounted electric radiator, UPVC double glazed window unit, ceiling lighting and emergency pull cord.

#### SHOWER ROOM 6' 8" (max) x 5' 8" (max)

Entered through a door from the entrance hallway, well appointed with a three piece shower suite consisting of a "walk-in" fitted shower with shower tray and sliding shower screen door, pedestal toilet, vanity wash hand basin with hot and cold tap combination, wall tiling, extractor fan, ceiling lighting, electrically heated wall mounted towel rail, wall mounted handles for assistance and an emergency assistance button.

#### OUTSIDE

The apartment forms part of a larger retirement complex named Web Court upon Drury Lane in Stourbridge.

#### 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 affect 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**. Lease length remaining - 106 Years // Annual service charge - £5063.60 (paid half yearly) // Annual ground rent £395.00 (paid half yearly). Charges reviewed annually. 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.

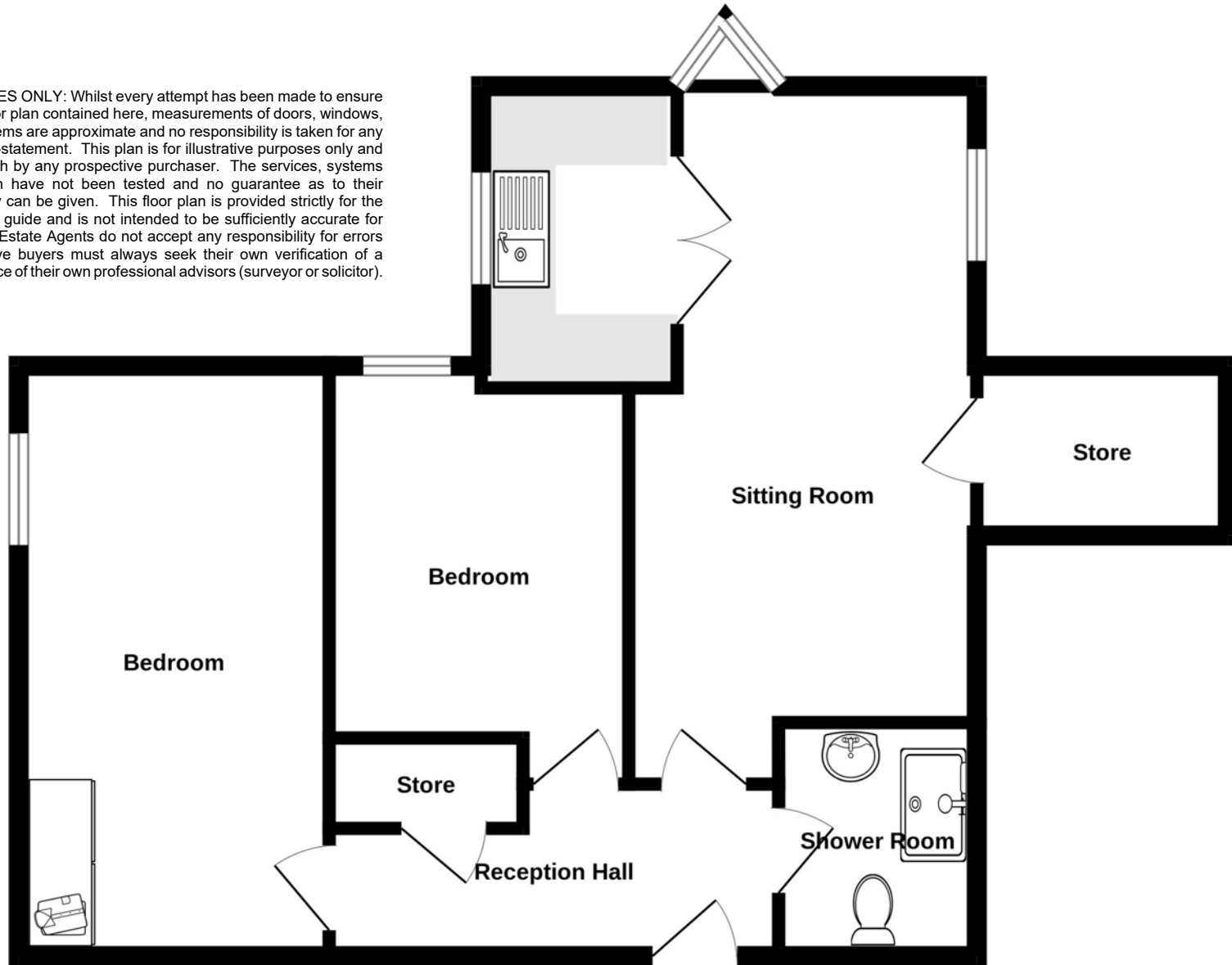
#### PLANNING PERMISSION/ BUILDING REGULATIONS

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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