



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







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## INCENTIVE - 1ST YEAR MAINTENANCE CHARGES TO BE PAID BY THE VENDOR

Favouring a secure **FIRST FLOOR** position within this retirement living development, this **MOST APPEALING, WELL PRESENTED, FLAT** is available for sale with **NO UPWARD CHAIN**. To arrange a convenient viewing appointment, telephone **TAYLORS** in Stourbridge. With double glazing, the accommodation is seen to briefly comprise: **Hall, Sitting Room with Dining Space, Modern Kitchen with a host of integrated appliances, Good Double Bedroom with fitted wardrobes and Modern Bathroom. Communal grounds including Residents and Visitor parking, and with other amenities which include Residents Lounge, Laundry and a House Manager. Given the nature of this development, there is an age restriction, as such buyers must be 60 years or above.**

In further detail;

With a numbered door from the first floor landing, opening to;

### RECEPTION HALL

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

### SITTING ROOM 15' 6" x 11' 4" (when measured at widest points)

With a UPVC double glazed window to the front, feature fireplace with projecting hearth and electric heater, Dimplex storage heater, provisions for a television, coving to the ceiling, two ceiling light points and with double opening obscure glazed doors to the;

### KITCHEN 9' 0" x 5' 9"

With a UPVC double glazed window to the front, 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 one and a half bowl sink and drainer having mixer tap over. Complementary splashback tiling forms a surround to the work surfaces and continues to the built-in ceramic hob which has a cooker hood above located within a range of wall mounted cupboards which have underlighting to the work surfaces beneath.

On site amenities within Webb Court also include an **OWNERS LOUNGE**, laundry room and a "guest suite" available for hire. Additional support is provided by an "emergency care line style system" with various "pull cords" positioned within the flat.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



In addition there is a built-in fan assisted electric oven, built-in fridge and separate freezer together with wall mounted “Dimplex” electric fan heater, coving to the ceiling and ceiling light point.

Returning to the reception hall, doors continue to lead off;

#### GOOD DOUBLE BEDROOM 17' 6" x 8' 4"

(when measured at widest points)

With UPVC double glazed windows to the front and side, built-in “mirror fronted” bi-fold wardrobes, “Dimplex” storage heater, coving to the ceiling, television connection point and with a ceiling light point.



#### SHOWER ROOM 7' 1" x 5' 6"

Appointed with a modern suite to include an “easy access” shower complemented by a clear glazed shower screen and folding return, and with both a fixed and hand held shower within. Splashback boarding forms a surround within the shower whilst tiling elsewhere forms a surround to the low level WC and to the hand wash basin which is part recessed into a double door vanity cupboard. Wall mounted electric towel radiator, “Dimplex” electric fan heater, extractor fan, courtesy light above a mirror, coving to the ceiling and with a ceiling light point.

#### AIRING/STORAGE CUPBOARD

Once again approached off the reception hall, housing the hot water system, having slatted shelving for linen storage and also with general purpose storage space.

#### OUTSIDE

Webb Court forms part of a successful “retirement living development” just at the foot of Drury Lane a stone’s throw from Stourbridge town shops and amenities. A purpose built development with an age restriction, there are communal grounds which are tended via the maintenance contract and a **PARKING AREA** with provision for both residents and visitors.

#### 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.



#### Agents contact details:

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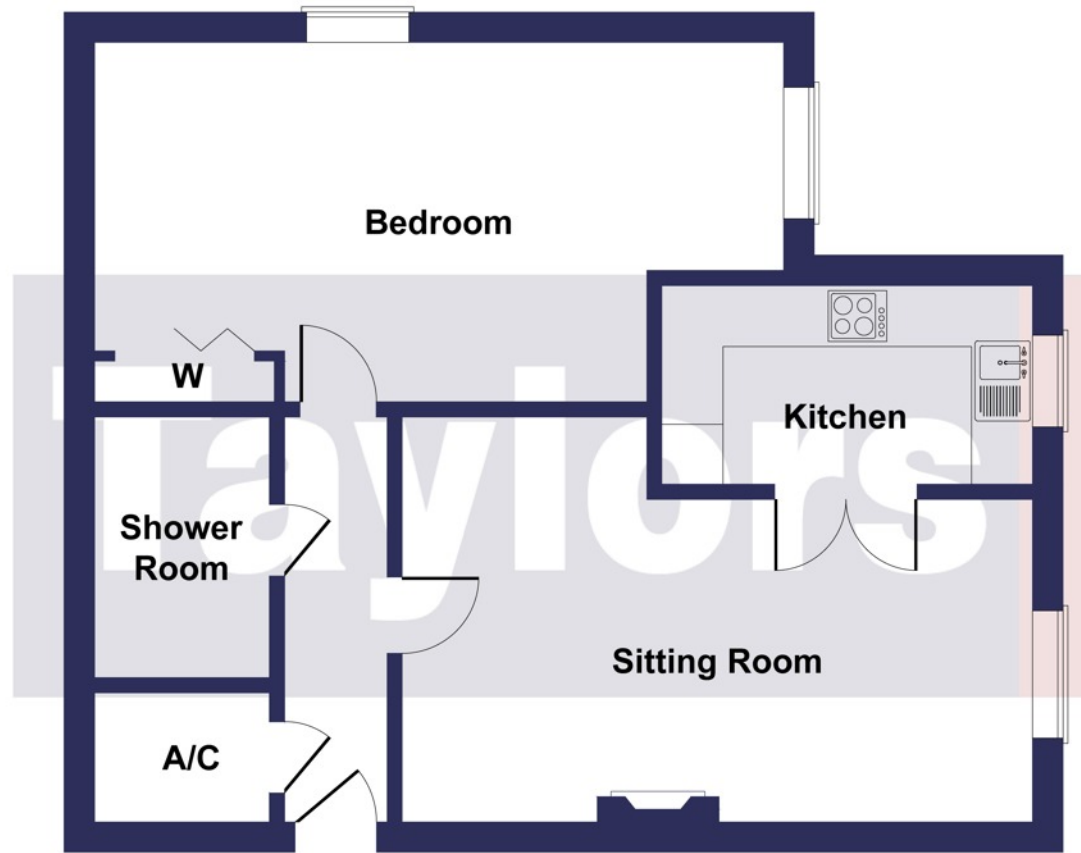
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#### MISREPRESENTATION ACT 1967

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.



## FIRST FLOOR

### 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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