



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



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Sitting within a **MOST ESTABLISHED APARTMENT BLOCK** upon **RED HILL** in **STOURBRIDGE**, providing views to the **COMMUNAL GARDENS** and surrounding area by occupying an **END/CORNER POSITION**, stands this **IMMACULATE, MODERN** and **DELIGHTFULLY-PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT**. Not far from **GREAT LOCAL SCHOOLING, STOURBRIDGE JUNCTION/BUS STATION** and **STOURBRIDGE TOWN CENTRE**, it is a **TRULY CONVENIENT LOCATION** for its next custodian. Having **ELECTRIC HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance hallway, lounge diner, kitchen, two good bedrooms and bathroom. Outside, this **MOST APPEALING HOME** benefits from **PRIVATE RESIDENTS PARKING** and a **SINGLE GARAGE**. To arrange a viewing, please do not hesitate to contact **Taylor's Estate Agents STOURBRIDGE** office. Leasehold details are as follows; Lease Remaining (114 Years - Expires 2137), Ground Rent (£25.00 Per Annum), Service Charge (£1200.00 Per Annum). Council Tax Band B.



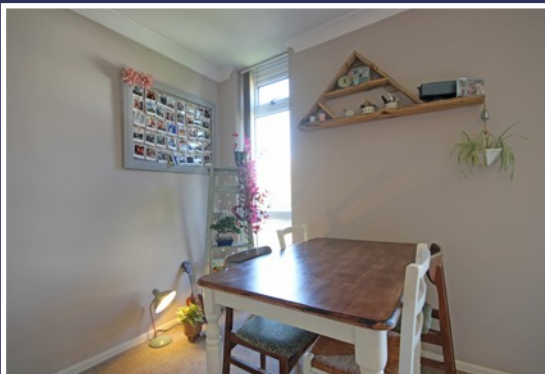
In further detail the accommodation is set over one level and comprises;

ENTRANCE HALLWAY 9'5" (max) x 7'2" (max)
Entered through a front door to the apartment, having two built-in cupboard storage units, ceiling lighting and doors to all accommodation.



LOUNGE DINING ROOM 20'2" (max) x 10'2" (max)
Entered through a door from the entrance hallway, having two UPVC double glazed window units to outside aspect, a storage heater and ceiling lighting.

KITCHEN 11'0" (max) x 7'3" (max)
Entered through a door from the lounge dining room, beautifully furnished with a dark wood kitchen. At floor level, good range base units having both cupboard and drawer units, space and plumbing for washing machine, integrated fridge, integrated freezer, integrated oven. Surmount on top are roll-edged worktops having inset four-point electric hob and inset sink with drainer and mixer tap.



LEASEHOLD

The property is leasehold and the leasehold details are as follows;

Lease Length - 114 years remaining (lease expires 2137).

Ground Rent - £25.00 Per Annum

Service Charge - £1200.00 Per Annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(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, good range of wall-mounted cupboard units, extractor fan, wall tiling, UPVC double glazed window unit to outside aspect and ceiling lighting.

BEDROOM ONE 13'7" (max) x 10'2" (max)

Entered through a door from the entrance hallway, having a storage heater, UPVC double glazed window unit to outside aspect and ceiling lighting.



BEDROOM TWO 13'7" (max) x 7'3" (max)

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

BATHROOM 7'1" (max) x 5'5" (max)

Entered through a door from the entrance hallway, beautifully appointed with a three-piece bathroom suite consisting of fitted bath with overhead shower, glass shower screen and fitted bath panel, pedestal toilet, pedestal wash hand basin with mixer tap, floor and wall tiling, an electric-heated towel rail, extractor fan and ceiling lighting.



OUTSIDE

The property is well-placed within a most-established apartment block upon Red Hill in Stourbridge. Not far from good local schooling, Stourbridge Town Centre and good local public transport, it offers a most convenient location for the next owner. On approach, the property has private resident parking, together with owning a single garage within the nearby block. To all aspects are well-maintained communal gardens, with inside pleasant communal hallways leading to the front entrance door of the apartment.

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:

85 High Street,
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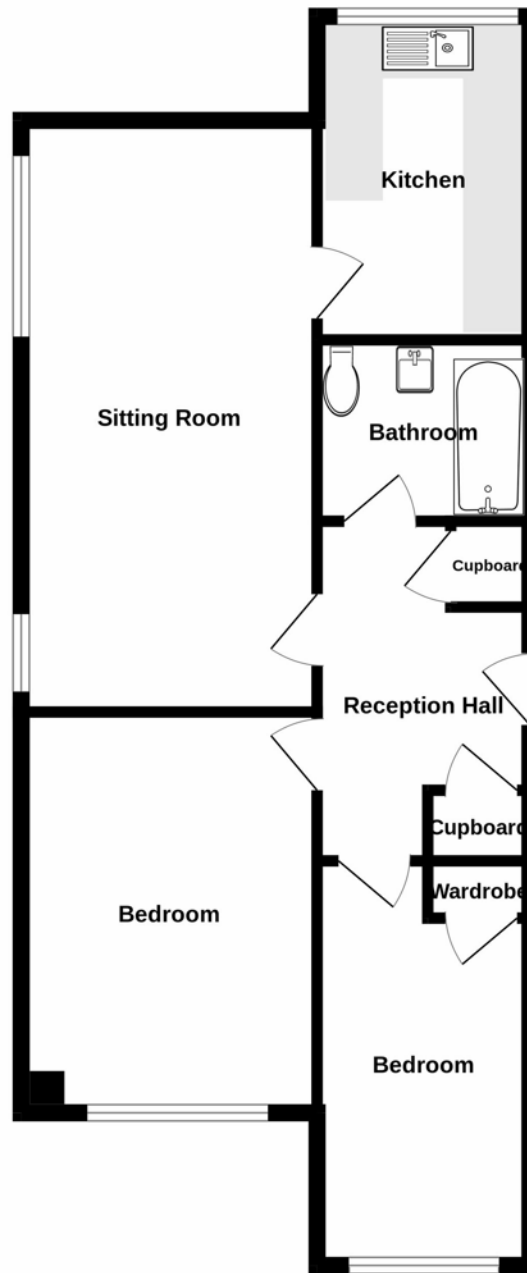
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MISREPRESENTATION ACT 1967

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).



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

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