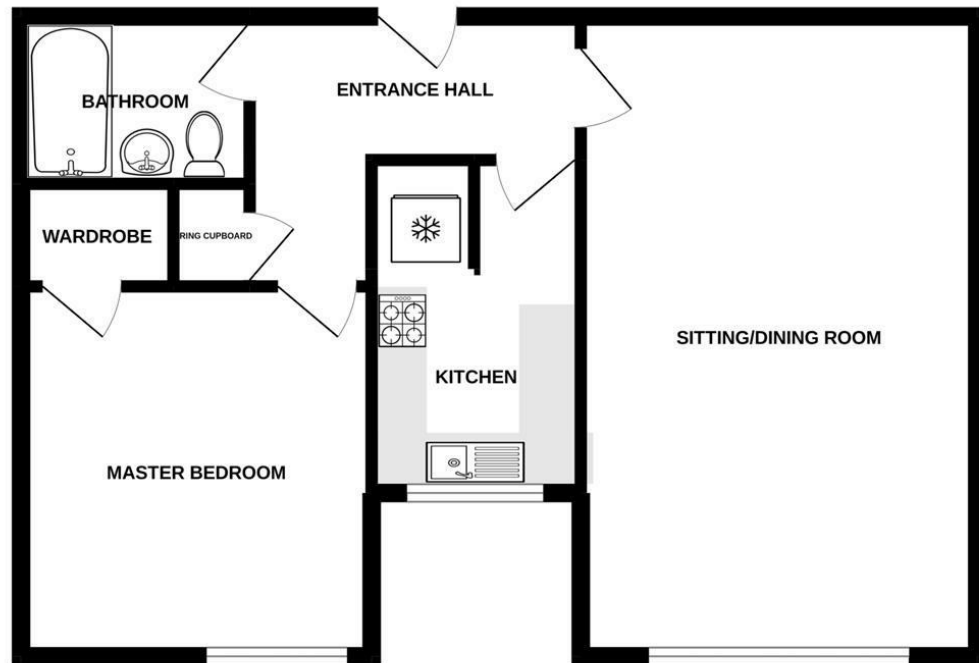
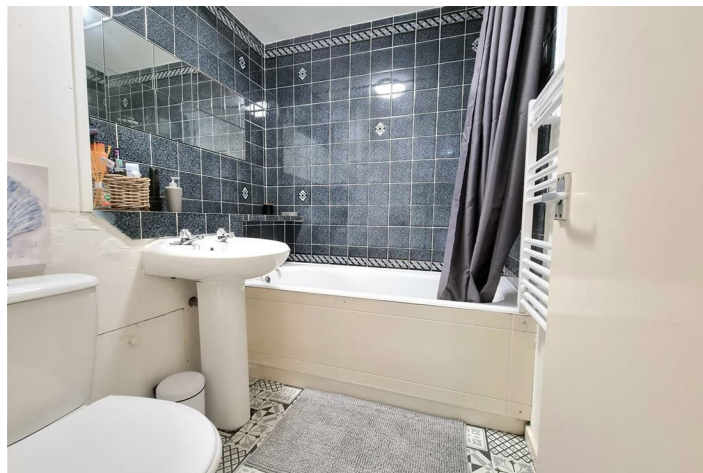


Wellington Court Sutton Road, Kidderminster, DY11 6QP

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 12/2022



## Wellington Court Sutton Road, Kidderminster

**Hicks Hadley**

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Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 [sales@hickshadley.com](mailto:sales@hickshadley.com)

 <https://www.hickshadley.com>

**\*\*SPACIOUS 1ST FLOOR APARTMENT\*\* \*\*LONG LEASE\*\* \*\*COMMONHOLD TENURE\*\***  
Hicks Hadley welcome to the market an immaculately presented first floor ,one bedroom apartment in the very popular location of Kidderminster. The internal accommodation comprises of an entrance hallway, lounge/diner ,kitchen, one double bedroom with walk in wardrobe and a family bathroom. The external benefits are a single garage, with ample visitors parking. The property is within walking distance of Kidderminster Hospital which would be perfect for Medical Professionals. Amenities galore inclusive of the notorious West Midlands Safari Park a 5 minute drive away. Ideal location for commuters as Kidderminster Train Station is within close proximity , with plenty of bus routes for Worcester and Stourbridge etc. PERFECT FOR FIRST TIME BUYERS. EPC: D

**Hicks Hadley**

**Offers Over £110,000 - Leasehold**



### Entrance Hallway

'L' shaped hallway with doorways leading to lounge/ diner, kitchen, bathroom, bedroom and airing cupboard. Airing cupboard houses the electric water heater. fuse board. two ceiling light points.

### Kitchen 11'8" x 6'8" (3.56m x 2.03m)

Window with double glazing to front elevation, ample wall and base units with work surface over , partially tiled between units, freestanding electric oven with grill & hob , pantry storage with space to house a fridge /freezer. breakfast bar, sink and drainer with mixer tap.

### Lounge / Diner 18'10" x 10'2" (5.74m x 3.10m)

Large UPVC double glazed window to the front elevation. An electric fire with surround feature, modern storage heaters with two ceiling light points.

### Bedroom One 13'1" x 9'11" (3.99m x 3.02m)

Double glazed window to the front elevation. Walk in wardrobe with integrated shelving. Ceiling light fitted and modern storage heater fitted which can be controlled via mobile phone.

### Bathroom 6'9" x 5'11" (2.06m x 1.80m)

Low level WC with a wash hand basin , bath with an electric shower over . partially tiled. vinyl style flooring. electric towel rail and fitted mirror .

### AGENT NOTES

We have been advised from the vendor the property is common hold ( which is still of Leasehold tenure ) with the lease length of 114 years remaining .

The vendor is an employee of Hicks Hadley. Any information to be confirmed with your solicitor.

The vendors current service charges are £70.00 per month approximately and there is no ground rent to pay .

All main services are connected apart from Gas. Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC:D

### Garage

Single Garage with ample visitor parking available.

