



**Connells**

Webb Court Drury Lane  
Stourbridge





### Property Description

OCCUPYING A CORNER POSITION, WITH WINDOWS TO REAR & SIDE. ON THE TOP FLOOR (THIRD FLOOR) OF THE RETIREMENT DEVELOPMENT WEBB COURT. SITUATED IN STOURBRIDGE TOWN CENTRE. RETIREMENT ACCOMMODATION FOR OVER 60's. READY TO MOVE INTO & AVAILABLE WITH NO UPWARD CHAIN DELAY.

There are communal gardens for the residents to enjoy.

### Communal Parking

There is communal parking for the residents and visitors.

### Communal Hallway

Security intercom system gives access to communal hallway with pleasant sitting area with tea and coffee making facilities.

### Hallway

Front door gives access to hallway with two storage cupboards and doors to lounge, bedroom and shower room;

### Lounge/diner

17' 8" x 10' 10" ( 5.38m x 3.30m )  
Double glazed window to rear and side elevations, fireplace, electric heater, door to kitchen;

### Kitchen

9' x 5' 8" ( 2.74m x 1.73m )  
Double glazed window to the rear elevation, a range of wall and base units, worktops with inset sink/drain, electric oven, hob and cooker hood and fridge freezer.

### Bedroom

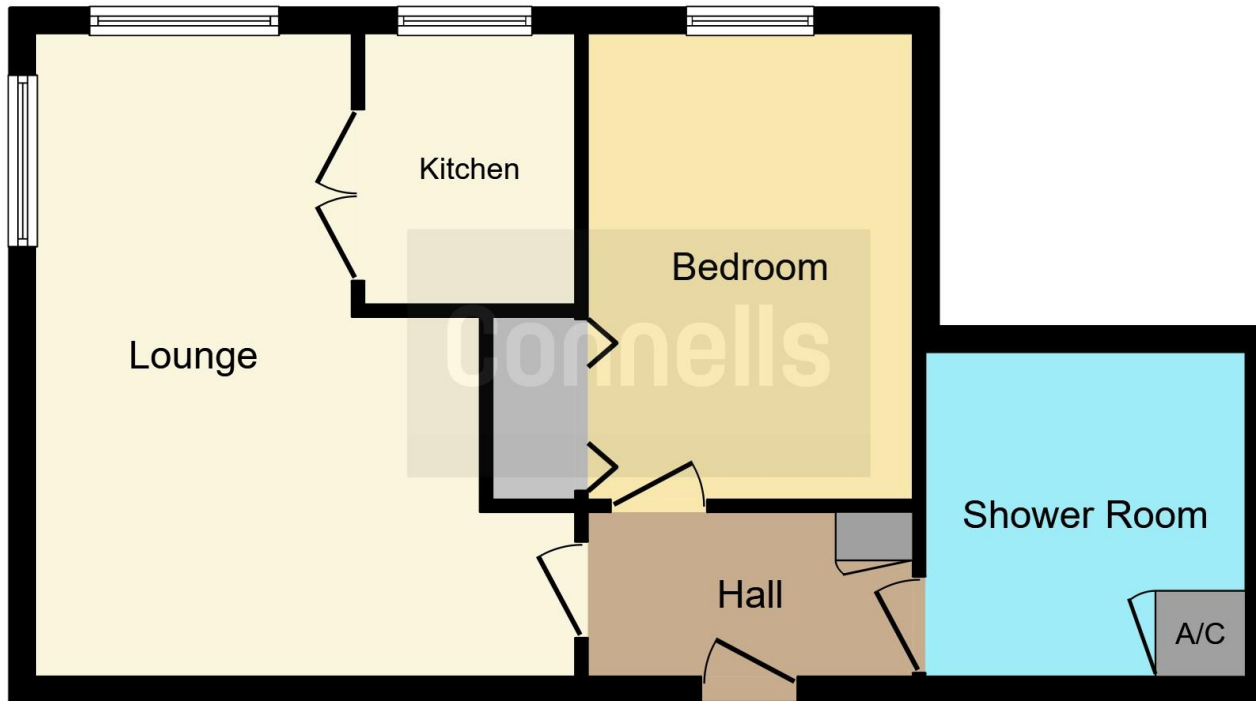
17' 6" x 9' 5" ( 5.33m x 2.87m )  
Double glazed window to the rear elevation, built in wardrobes and storage heater.

### Shower Room

Suite comprising; shower cubicle with shower, wash hand basin and wc, tiled floor.

### Communal Gardens





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

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 STOURBRIDGE DY8 1EJ

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBR310920](http://connells.co.uk/Property/SBR310920)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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