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Westhill Court, Hagley Road
Oldswinford, Stourbridge

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Flat 10 Westhill Court, Hagley Road, Stourbridge DY8 1RH

This purpose built, 2 Bedroom Ground Floor Apartment was originally built by Kendrick Homes and enjoys a great position, being set back from Hagley Road, opposite Oldswinford Hospital School, well placed for walking to Oldswinford amenities, Train Station and also convenient for Stourbridge Town. Ideal as a first time Home, for downsizing or for those looking for a bolt hole to lock up and leave while travelling.

Occupying the Ground Floor position in this attractive modern 2 storey block, with mature Communal Grounds and allocated parking Space, the Self-contained Apartment benefits from gas central heating, UPVC double glazing and accommodation comprising: Hall, Lounge, refitted Breakfast Kitchen, 2 Bedrooms (Bedroom 1 with En-suite Shower Room) & Bathroom. Immaculate throughout offering turn the key ready move in condition.

OVERALL, A SURPRISINGLY SPACIOUS APARTMENT, AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Communal Entrance.

The self-contained accommodation comprises Reception Hall with entrance door, radiator, 2 Stores and doors leading off.

Bedroom 1 is a double size room having UPVC double glazed window, radiator and door to En-suite Shower Room having a white suite, including tiled shower cubicle with sliding screen door and Triton shower, WC, basin, part tiled walls, tiled floor, radiator, light with shaver point and extractor.

Bedroom 2 is also a good size having UPVC double glazed window and radiator.

There is a Bathroom having a modern white suite, including bath, WC, basin, part tiled walls, tiled floor, radiator, light with shaver point and extractor.

The Lounge has 2 UPVC double glazed front windows, radiator, shelf unit and archway to Kitchen.

There is a refitted Breakfast Kitchen having a range of wall/base cupboards, contrasting worktops, tiled splashbacks, sink and mixer tap, Siemens built-in oven, 4 ring gas hob with Siemens cookerhood over, integrated Siemens dishwasher, integrated Beko washing machine, Bosch Classix freestanding fridge freezer, radiator, UPVC double glazed front window, recessed ceiling lights, laminate floor and cupboard with Ideal gas central heating boiler.

Outside, there is an Allocated Parking Space denoted by the No.10, to the front and well maintained Rear Communal Grounds with lawn, shrubs and pathways together with a Communal Bin Store.

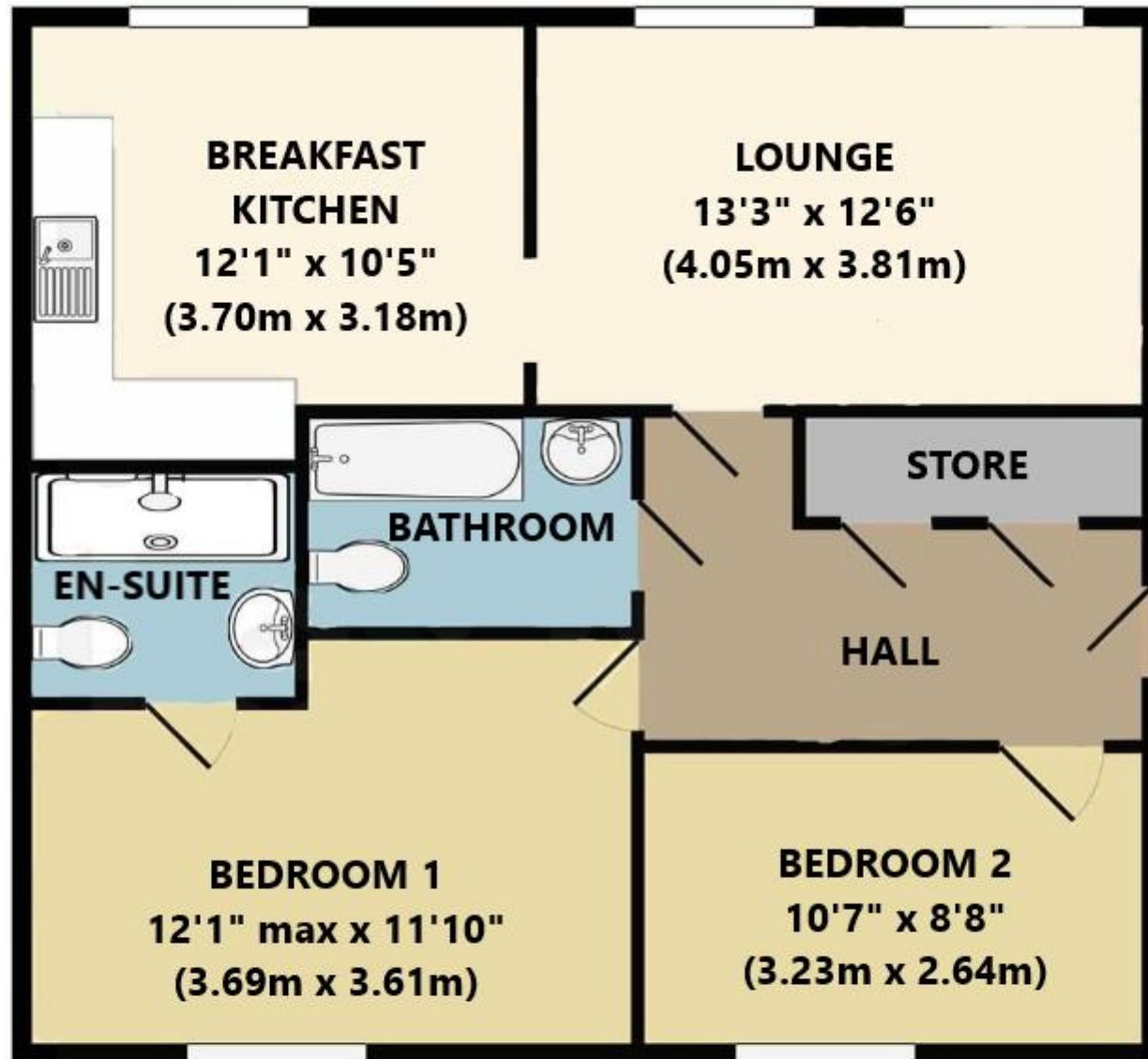
Tenure: Leasehold with a 125 Year Lease from 1st October 2004 and Ground Rent £150 per annum. There are Ground Rent Review periods every 25 Years with the 1st review due 1.4.2029. At the commencement of marketing the Lease has an unexpired term 101 years remaining. There is a Service Charge Payable circa £1500 per annum (to be confirmed).

Council Tax Band: B. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.





FLOOR PLANS



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



ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





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We don't sell houses, we sell **homes**.

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marketed as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.