



**LIDDIARD COURT, BELFRY DRIVE,
WOLLASTON DY8 3SD**





LIDDIARD COURT, BELFRY DRIVE, WOLLASTON, STOURBRIDGE DY8 3SD

Available with **NO UPWARD CHAIN** stands this **WELL-PLANNED, IMMACULATE** and **BEAUTIFULLY FURNISHED/APPOINTED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT** for those aged 60 and over. Managed by **FIRST PORT** and located in **THE HEART OF WOLLASTON** within the 'Liddiard Court' development, it is **TRULY CONVENIENT** for nearby **SHOPS** and **SERVICES** within the high street and **PUBLIC TRANSPORT LINKS** (such as bus services). The apartment and development provides **Security Intercom Entrance, Owners Lounge, Laundry Area, Lift Facility, Maintained Communal Gardens, Residents and Visitor Parking, Guest Suite and House Manger**. Having **UPVC double glazing**, the property comprises in brief; **Entrance hallway, lounge with views to Wollaston church, modern kitchen arrangement, bedroom with built-in wardrobes and re-fitted modern shower room**. To arrange a viewing please do not hesitate to contact **Taylors Estate Agents STOURBRIDGE** office. **Tenure: LEASEHOLD** (Lease length - 125 years from 1st April 1993. Annual ground rent - £440.48. Annual service charge - £3210.30). **Construction: Purpose built retirement development with a tiled pitched roof. Both water and electric services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC B.**



The accommodation is set over a singular level and comprises;

The development itself provides a host of facilities including but not limited to a security intercom entrance, owners lounge, laundry area, lift facility, guest suites and a house manager.



ENTRANCE HALLWAY 7' 8" (max) x 6' 8" (max)
Entered through a door from the communal hallway having built-in cupboard storage, security intercom system, emergency pull cord, ceiling lighting and doors to further retirement apartment accommodation.

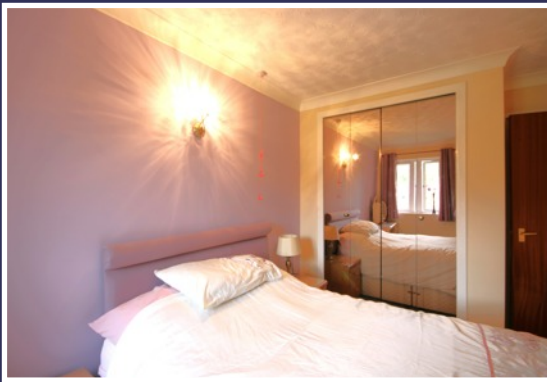
LEASEHOLD DETAILS
(Lease length - 125 years from 1st April 1993. Annual ground rent - £440.48. Annual service charge - £3210.30).

LOUNGE DINER 17' 8" (max) x 10' 8" (max)
Entered through a door from the entrance hallway having a feature electric fire with surround hearth and mantle, a wall mounted electric radiator, wall lighting, UPVC double glazed window unit to outdoor aspect, emergency pull cord from the ceiling and further double glazed opening doors to the kitchen.



KITCHEN 7' 9" (max) x 7' 5" (max)
Entered through double opening doors from the lounge diner beautifully furnished with a modern shaker style kitchen arrangement, at floor level a good range of base units having both drawer and cupboard storage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	86
(69-80)	C		
(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	



Surmounted on top are roll edged work tops having inset two point electric hob combination and inset sink with drainer and mixer tap. At eye-level there is splashback upstand both wall mounted and larder style cupboard units, further housing integrated oven and grill combination, space for larder fridge freezer, UPVC double glazed window unit to outdoor aspect, ceiling lighting, extractor fan and emergency pull cord.

BEDROOM ONE 11' 8" (max) x 9' 0" (max)

Entered through a door from the entrance hallway having built-in wardrobes, a wall mounted electric radiator, wall lighting, emergency pull cord and a UPVC double glazed window unit to outdoor aspect.



SHOWER ROOM 6' 8" (max) x 5' 6" (max)

Entered through a door from the entrance hallway, beautifully and immaculately appointed with a three piece walk-in shower suite consisting of walk-in style shower, shower tray and shower screen, pedestal toilet, vanity wash hand basin with hot and cold tap combination, both floor and wall tiling, wall mounted vanity cupboard unit, extractor fan, wall mounted mobility handrails and wall lighting.

OUTSIDE

This delightful retirement apartment is located within the heart of Wollaston Village ideal for nearby shops and services and further for local public transport links. On approach the development provides both a visitor and resident parking spaces together with beautiful and immaculately maintained communal gardens. On entering there is a grand and spacious residents lounge facility with adjoining kitchen and this is to be enjoyed by all residents and associated visitors.



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylorsestateagents.co.uk

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

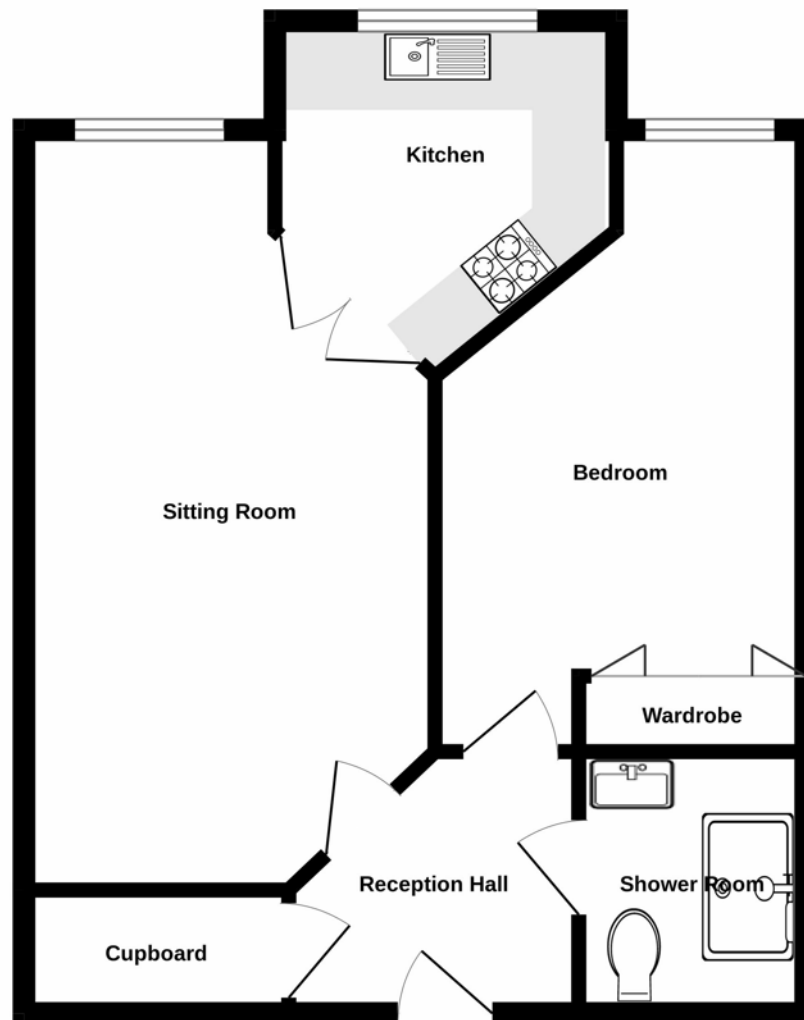
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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.

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**

www.taylors-estateagents.co.uk