



Taylors

Liddiard Court, Belfry Drive, Wollaston, Stourbridge DY8 3SD8

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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.

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. 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.

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.

ENTRANCE HALLWAY - 7' 8" (max) x 6' 8" (max) (2.34m x 2.03m)

LOUNGE - 17' 8" (max) x 10' 8" (max) (5.38m x 3.25m)

KITCHEN - 7' 9" (max) x 7' 5" (max) (2.36m x 2.26m)

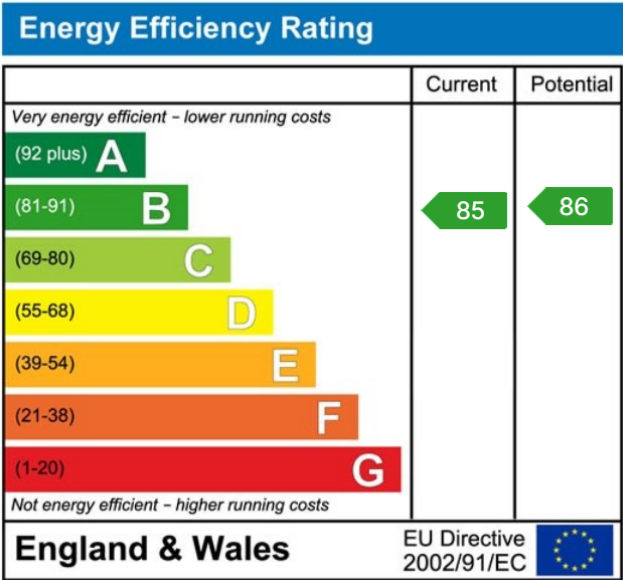
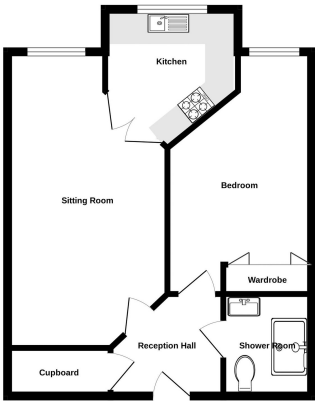
BEDROOM - 11' 8" (max) x 9' 0" (max) (3.55m x 2.74m)

SHOWER ROOM - 6' 8" (max) x 5' 6" (max) (2.03m x 1.68m)





- NO UPWARD CHAIN
- HEART OF WOLLASTON CONVENIENT FOR LOCAL AMENITIES
- WELL-PLANNED LOUNGE WITH DINING AREA
- RE-FITTED MODERN SHOWER SUITE
- BEAUTIFUL COMMUNAL GARDENS
- SPACIOUS ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- SMART RESIDENTS LOUNGE
- MODERN KITCHEN ARRANGEMENT
- BEDROOM WITH BUILT-IN WARDROBES



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.