



**Taylors**



# Sanderson Court, Park Road, Hagley, Stourbridge, DY9 0AP

Guide Price £365,000

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Delightfully situated to form part of this desirable and rather exclusive retirement living development, found off Park Road, this **BEAUTIFULLY APPOINTED AND VERY WELL ARRANGED, LARGER STYLE, TWO BEDROOM FLAT** is located just a stones throw from Hagley Village amenities, and is rather well placed for ease of access to the road networks which provide travel further afield. Sanderson Court was constructed by renowned builders "McCarthy & Stone" and is a development exclusively for those aged 60 years or over. This particular **SECOND FLOOR HOME** may be approached via a **LIFT**, and has double glazed accommodation with underfloor heating, to comprise: L Shaped Reception Hall, **GENEROUS SITTING ROOM** with Dining Space as preferred, **WELL FITTED KITCHEN** with a host of integrated appliances, a Utility Cupboard, Two **DOUBLE Bedrooms** (the Master with a Walk-In wardrobe and **ENSUITE**) and Principle Shower Room. Also with: Communal Gardens, Residents Parking (available at a cost), Visitor Parking, Residents Lounge, Hose Manager and a Comprehensive Service Agreement. Tenure: Leasehold 125 year lease from 1.6.2015. Construction: Purpose-built. Services: No gas. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band D. EPC B.

### **LARGE 'L' SHAPED RECEPTION ROOM**

**GENEROUS SITTING ROOM WITH DEFINED DINING AREA (as preferred)** - 7.62m x 3.96m (25'0" x 13'0")

### **BROOM/METER CUPBOARD**

**WELL FITTED KITCHEN** - 2.39m x 2.26m (7'10" x 7'5")

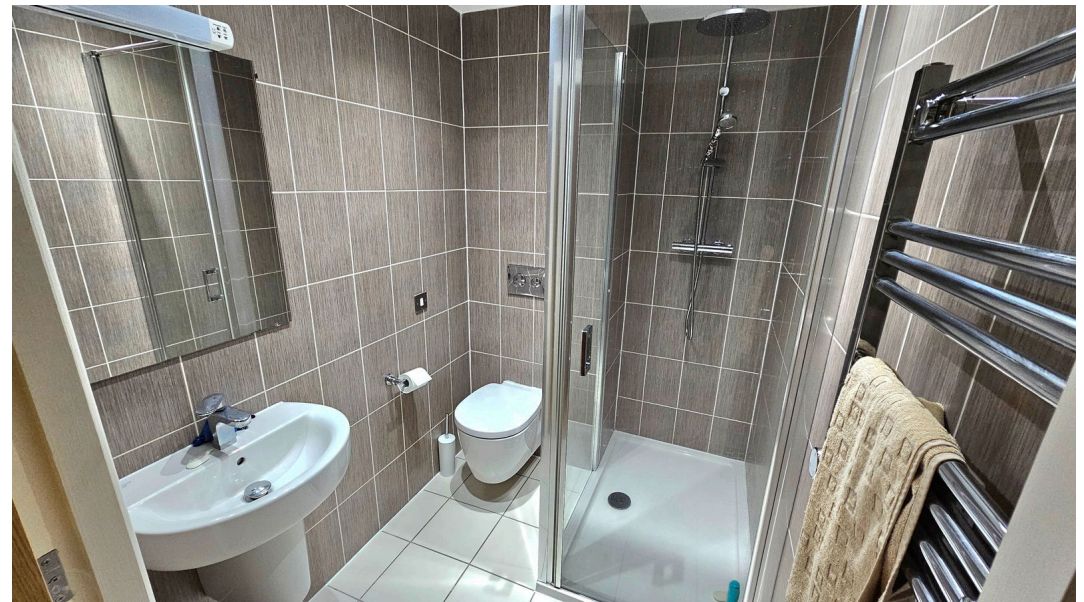
**BEDROOM ONE** - 5.51m (at widest point ) x 3.05m (18'1" (at widest point ) x 10'0")

**LUXURY EN SUITE BATHROOM** - 2.69m x 2.13m (8'10" x 7'0")

**BEDROOM TWO** - 4.29m x 2.69m (14'1" x 8'10")

**PRINCIPAL SHOWER ROOM** - 2.13m x 1.57m (7'0" x 5'2") when measured at widest points

**VERSATILE UTILITY CUPBOARD** - 2.26m x 1.47m (7'5" x 4'10") when measured at widest points

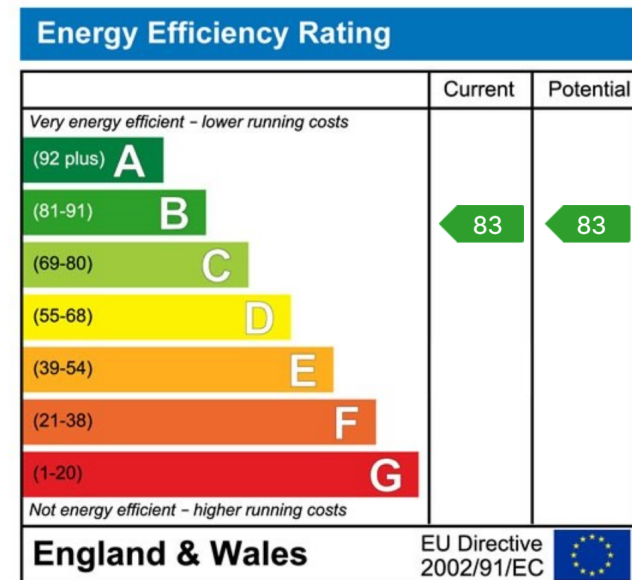




- BEAUTIFULLY APPOINTED THROUGHOUT
- UNDERFLOOR HEATING
- WELL FITTED KITCHEN WITH A HOST OF INTEGRATED APPLIANCES
- ENSUITE TO THE MASTER BEDROOM
- EXCELLENT SERVICE AGREEMENT CATERING FOR A RANGE OF MAINTENANCE
- EXCLUSIVELY FOR THOSE 60 YEARS AND ABOVE
- DESIRABLE LOCATION
- GATED APPROACH OFF PARK ROAD



Measurements are approximate. Not to scale. Information provided for guidance only. Please refer to the EPC.



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