



**Taylors**



# Liddiard Court, Wollaston, Stourbridge, West Midlands DY8 3SD

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We are pleased to present this one-bedroom first-floor apartment in Liddiard Court, designed specifically for residents aged 60 and over. The property is neutrally decorated throughout, providing a light, airy, and welcoming atmosphere. In fact, **the selling agents believe this is one of the most favourable positions for any flat at Liddiard Court.**

The apartment comprises a spacious living room with a defined dining space overlooking the well-kept communal gardens, a functional kitchen, a good-sized double bedroom with built-in and fitted furniture, and a modern shower room, all in good condition. Liddiard Court offers a range of communal amenities, including a residents' lounge area for socialising or relaxing and a laundry facility for the convenience of all residents. The beautifully maintained communal gardens provide a peaceful setting for outdoor enjoyment.

The development is equipped with a number of security features to ensure the safety and well-being of its residents, including an intercom-controlled entrance foyer, lift and stair access, and an emergency pull-cord system within the apartment. Additionally, a house manager is available on-site to assist with any needs during typical working days/hours. Resident and visitor parking is also provided for added convenience.

Liddiard Court is situated in a desirable location, offering a peaceful and secure living environment, while still being within easy reach of local amenities. This apartment is an ideal choice for those seeking an independent and comfortable lifestyle within a supportive and secure community. Offered 'for sale with the benefit of NO UPWARD CHAIN.

Tenure: Leasehold. 125-year lease from April 1993. Annual ground rent is approximately £450. Annual service charge is approximately £3,300. Construction: Standard/Purpose built. Services: Mains electricity, drainage and water (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 B. EPC B.

**Entrance Hall** - 2.64m x 1.4m (8'8" x 4'7") At widest points

**Storage Cupboard**

**Shower Room** - 2.77m x 2.16m (9'1" x 7'1") At widest points

**Bedroom** - 3.84m x 2.64m (12'7" x 8'8") At widest points

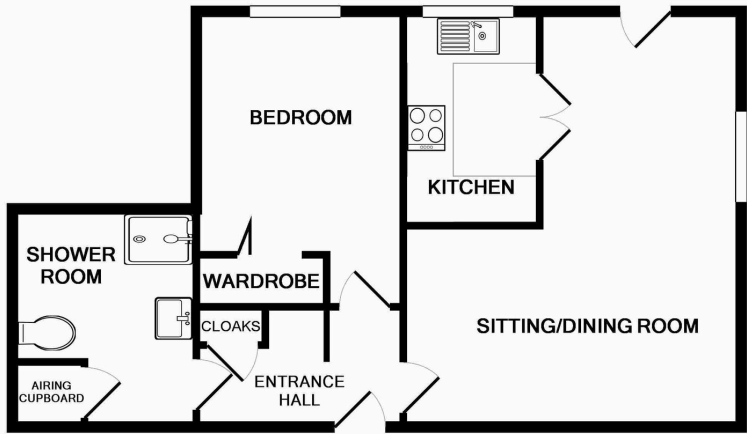
**Living Room** - 5.33m x 4.39m (17'6" x 14'5") At widest points

**Kitchen** - 2.67m x 1.68m (8'9" x 5'6") At widest points

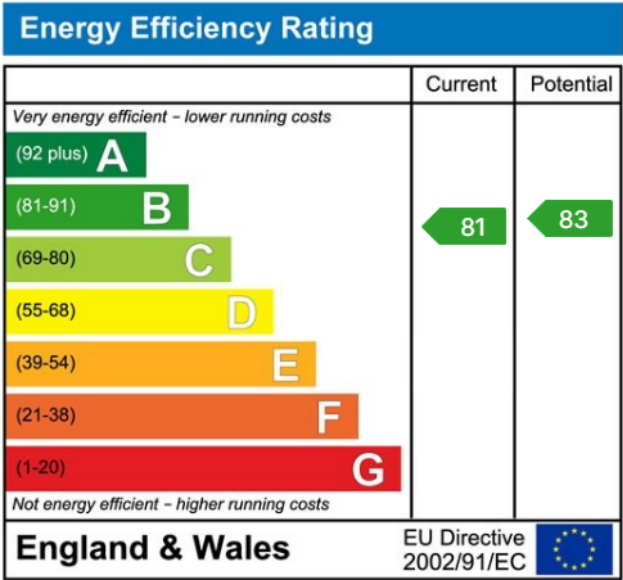




- A LOVELY FIRST FLOOR APARTMENT
- RESIDENTS LOUNGE
- RESIDENTS AND VISITOR PARKING
- FOR THOSE AGED 60 AND OVER
- COMMUNAL LAUNDRY
- NO UPWARD CHAIN



LIDDIARD CT, DY8 3SD  
Measurements are approximate. Not to scale. Illustrative purposes only  
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