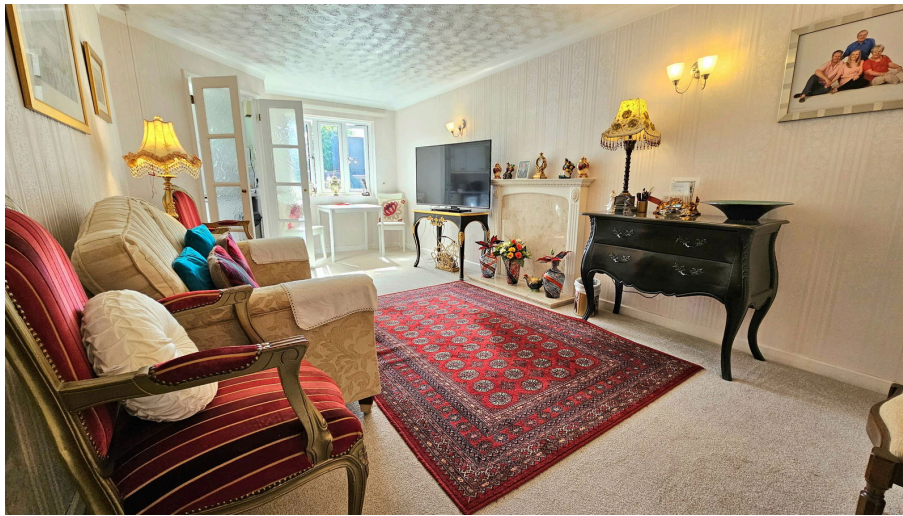




Taylors

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

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Absolutely bursting with appeal, this spacious and exceptionally well-arranged TWO BEDROOM FIRST FLOOR FLAT is set within the highly sought-after Liddiard Court, an exclusive development designed for those aged 60 and over. With a delightful view overlooking the charming church hall behind St. James Church, this larger style flat offers a standout layout – including the rare bonus of a double glazed window in the shower room, setting it apart from others in the development!

Liddiard Court is a thriving retirement community ideally located just a short stroll from Wollaston Village shops, cafés, and local amenities. With excellent road links, you're perfectly placed to explore the surrounding countryside beyond Bridgnorth Road or head towards Stourbridge Town for a wider range of shopping and services.

Residents also benefit from fantastic communal facilities, including a Laundry Room, Residents Lounge, and a Guest Room (available by prior booking). For extra peace of mind and day-to-day convenience, a HOUSE MANAGER is typically on-site during office hours.

Don't miss your chance to secure one of the best-positioned flats in this vibrant retirement setting!

Tenure: Leasehold. 125-year lease from April 1993. CHARGES/MANAGEMENT SERVICE COSTS It is understood that as a larger two bedroom flat, Number 14 has annual expenses of about £5,734 per annum. Such expense includes, ground rent, external maintenance, buildings insurance and covers the cost of other features such as the House Manager, Laundry, Residents Lounge and so on. Construction: Standard/Purpose built. Services: Mains electricity, drainage and water (no gas). Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC B.

RECEPTION HALL

LARGE SITTING ROOM WITH DINING AREA 21' 0" x 10' 7"

KITCHEN 8' 1" x 7' 9" at widest points

BEDROOM ONE 13' 10" at widest point x **9' 3"**

BEDROOM TWO 11' 9" x 9' 4" at widest points

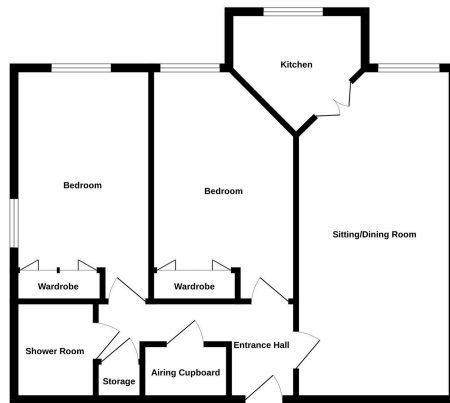
PLEASANT SHOWER ROOM 6' 8" x 5' 7"



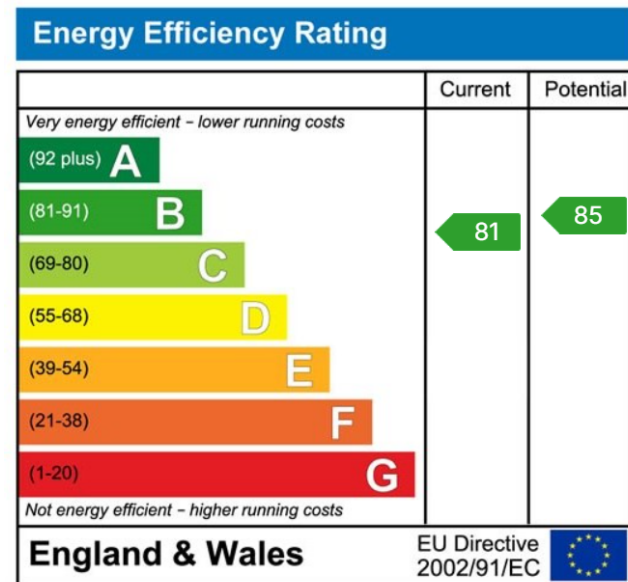


- ONE OF THE BEST SETTINGS • VIEWS TO THE ST JAMES CHURCH HALL
- TWO GOOD BEDROOMS
- STRICTLY FOR THOSE 60 YEARS OR OVER
- A WELL MAINTAINED DEVELOPMENT
- NOT FAR FROM VILLAGE SHOPS

Ground Floor



Measurements are approximate. Not to scale. Measurements are for information only. Plans are not to scale.



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.