



Taylors

Westley Court, Austcliffe Lane, Cookley, Kidderminster, Worcestershire, DY10 3RT

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Enjoying, we believe, one of the most enviable situations within Westley Court, this beautifully presented and expensively appointed, larger-than-average, lower-ground-floor apartment is a 'must-see' home. Not only is the position favourable with a view to the countryside and farmland from beyond the well-tended gardens, but moreover, this apartment has quality additions.

Located on the lower ground floor, to the far right of the development, with convenient access to stairs and/or a lift from the reception and corridors, the quiet setting is readily accessible. From the apartment, there is direct access to the gardens that surround Westley Court. In fact, there are double-glazed doors from both the dining kitchen and sitting room to the exterior space.

From within, the beautifully presented accommodation affords a surprisingly large layout with a reception hall, a generous sitting room, a combined dining kitchen, a double bedroom with fitted wardrobes and a delightful bathroom with a white suite.

Of particular note, the kitchen within the combined dining arrangement is comprehensively furnished and includes a range of integrated appliances (including integrated fridge/freezer, double oven, ceramic induction hob, dishwasher, integrated microwave and coffee maker). Further, the bathroom is a 'four-piece' with a separate shower enclosure to the bath.

Residents benefit from a range of onsite facilities at Westley Court, including a staffed reception, lounge area, ample residents and visitor parking, serviced gardens and grounds, and an emergency pull cord system.

Tenure: Leasehold. Service Charge: £6,924 p.a. (payable monthly at £577).

Buyers must be aged 55 or above. Construction: Standard. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band E. EPC C.

Reception Hall (L Shaped) - 4.11m x 2.74m (13'6" x 9'0") At widest points into L

Generous Sitting Room - 7.67m x 3.68m (25'2" x 12'1") At widest points

Combined Dining Kitchen - 7.67m x 3.68m (25'2" x 12'1") At widest points

Double Bedroom with fitted wardrobes - 3.58m x 3.05m (11'9" x 10'0")

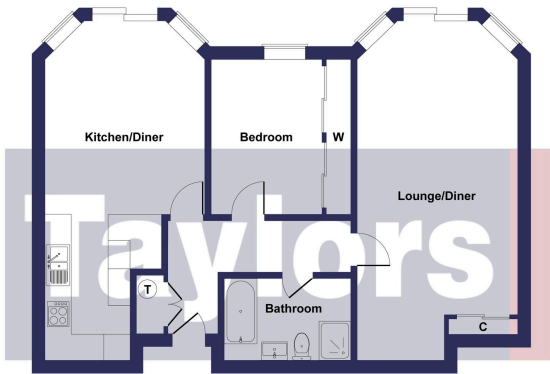
(measured into wardrobes)

Bathroom - 3m x 1.91m (9'10" x 6'3")

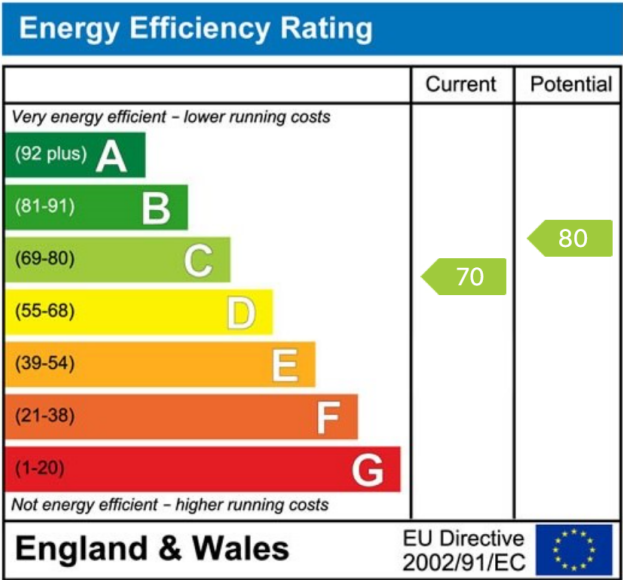




- AN ENVIABLE LARGER STYLE APARTMENT
- BEAUTIFULLY PRESENTED AND WELL APPOINTMENT
- GENEROUS SITTING ROOM WITH GARDEN ACCESS
- GARDEN APARTMENT/ LOWER GROUND FLOOR POSITION
- COMBINED DINING KITCHEN WITH A HOST OF APPLIANCES
- STRICTLY FOR THOSE AGED 55 AND ABOVE



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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).



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