



Taylors

Liddiard Court, Wollaston, Stourbridge, DY8 3SD

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Situated in the ever-popular Liddiard Court, this spacious and well-planned two-bedroom first floor flat offers an exceptional opportunity for those aged 60 and over seeking comfort, convenience, and community. The property enjoys a bright, spacious and airy layout, double glazing throughout, and a welcoming feel from the moment you step inside.

The generous accommodation includes a spacious lounge, a fitted kitchen, two well-proportioned bedrooms with fitted wardrobes, and a modern shower room. Set on the first floor, the flat benefits from lovely outlooks and a peaceful position within the development.

Perfectly positioned, Liddiard Court is just a short distance from Wollaston Village where you'll find an excellent range of shops, cafés, and everyday amenities. Excellent road links make it easy to enjoy the beautiful countryside beyond Bridgnorth Road, or head into nearby Stourbridge Town for a wider selection of shopping, leisure, and services. Liddiard Court is managed by First Port and is renowned for its beautifully maintained communal gardens and the offering of both resident and visitor parking.

Life at Liddiard Court comes with a host of resident benefits including a lift, a welcoming lounge for socialising, a well-equipped laundry room, and a comfortable guest suite available by prior booking. For added peace of mind, there is secure intercom entrance, an emergency assistance pull cord system and a house manager who is typically on-site during office hours, ensuring a friendly and well-managed environment.

With its fantastic location, generous space, and strong sense of community, this delightful flat is certain to attract strong interest – early viewing is strongly advised. No Upward Chain!

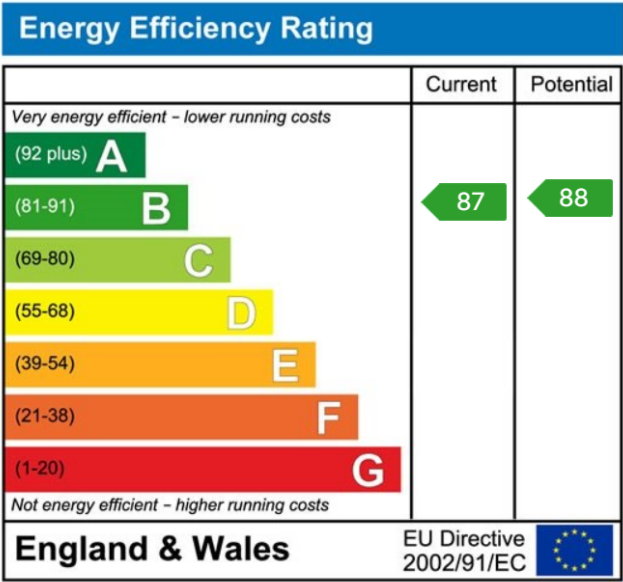
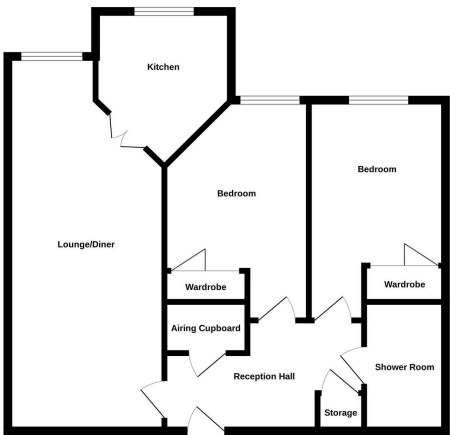
Tenure: Leasehold, Years remaining: 93 years, Service Charge: £5880.22, Ground Rent: £524.82 Construction: Standard/Purpose Built, Services: All mains (no gas), Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC B.

Entrance Hall - 4.14m x 1.09m (13'7" x 3'7") At widest points
Living Room - 7.7m x 3.2m (25'3" x 10'6") At widest points
Kitchen - 2.31m x 2.18m (7'7" x 7'2") At widest points
Bedroom One - 5.03m x 2.79m (16'6" x 9'2") At widest points
Bedroom Two - 5m x 2.79m (16'5" x 9'2") At widest points
Shower Room - 2.03m x 1.65m (6'8" x 5'5") At widest points
Storage Cupboard





- NO UPWARD CHAIN
- TWO GOOD SIZE BEDROOMS
- LOCAL VILLAGE SHOPS
- MODERN SHOWER ROOM
- SPACIOUS LIVING ROOM
- FOR THOSE AGE 60 AND OVER



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