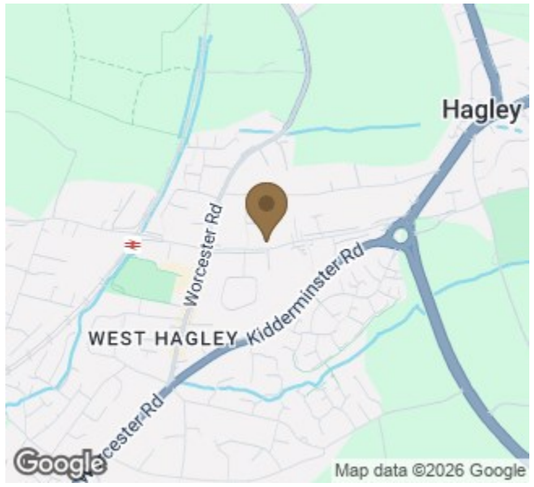
Excellent

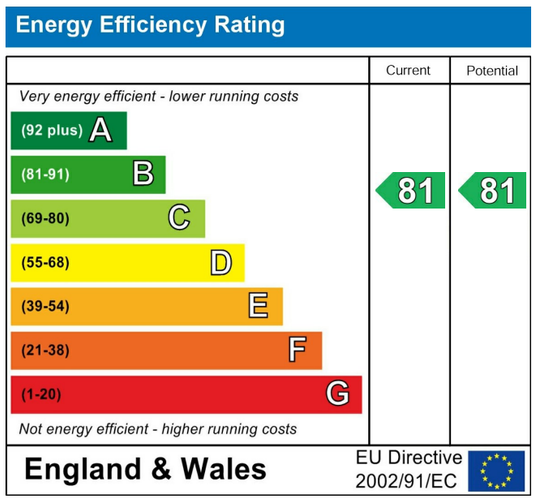
Trustpilot

McCarthy & Stone
Resales.

Total floor area 94.0 sq.m. (1,012 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

14 Sanderson Court

Park Road, Stourbridge, DY9 0AP

2 2 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 14 Sanderson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £350,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A Delightful Retirement Apartment
- Ground Floor with Patio Access
- Two Double Bedrooms
- Ensuite and Additional Shower Room
- Living Room with Patio Doors
- Beautiful Landscaped Gardens
- 24-hour emergency call systems
- Homeowners Lounge
- Pet Friendly
- House Manager During Office Hours

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

14 Sanderson Court, Stourbridge

2 | 2 | Asking price £350,000

Sanderson Court

Sanderson Court, one of McCarthy & Stones Platinum Range, is a Retirement Living development specifically designed for those 60 years or above. There's a House Manager on hand during office hours to take control of the running of the development, as well as the added benefit of having modern security features. These include a 24 hour emergency call system, should you require assistance, and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs for the homeowners' and other communal areas. Hagley lies at the foot of the Clent Hills, a stunning countryside haven in the heart of the busy Midlands. Hagley is a desirable market town and offers easy access to a number of local amenities and Sanderson Court is situated in an excellent position, just off the main road in Hagley. Sanderson Court, takes its name from the designer of the great Hagley Hall, Sanderson Miller. The hall is a wonder of 18th Century architecture and nestled amongst the partially wooded slopes. Hagley Park is one of our region's best kept secrets and in its day was considered amongst the greatest of all English landscape gardens For those who enjoy the outdoors, the Clent Hills, less than 3 miles away of footpaths, bridleways and easy access trails, presenting breathtaking panoramic views over the Cotswolds, Shropshire Hills and Welsh borders. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Apartment Overview

Beautifully presented and spacious two bedroom ground floor retirement apartment, featuring a welcoming entrance hall with a large walk-in storage/utility cupboard housing the washing machine. The generous living room enjoys a feature window and French doors opening onto a private patio area, while the modern fitted kitchen benefits from a range of integrated appliances including an oven, microwave, hob and fridge/freezer. The principal bedroom offers a walk-in wardrobe and luxurious en-suite shower room, complemented by a second double bedroom and an additional contemporary fully tiled shower room. Further benefits include excellent storage, emergency call system, heated towel rails, and a high-quality finish throughout, providing comfortable and stylish retirement living.

Social Lifestyle

The Communal Lounge is at the heart of the community at Sanderson Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,980.31 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

125 years from the 1st June 2015
Ground rent: £495 per annum
Ground rent review: 1st June 2030

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

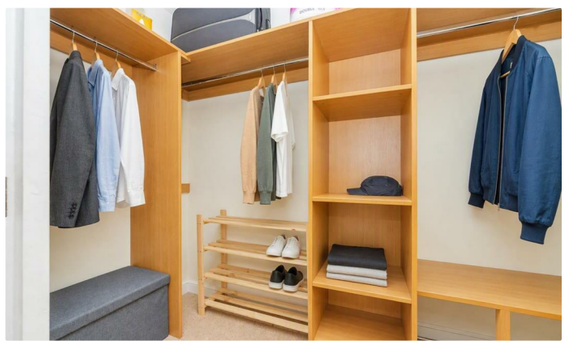
- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Parking Permit Scheme-subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.