



**Connells**

Liddiard Court Belfry Drive  
Wollaston Stourbridge



### Property Description

Situated off Belfry Drive, Wollaston opposite the attractive St James Church and grounds. Local amenities very close by and Stourbridge town centre also just down the road. Good size parking area. On-site manager. Guest accommodation available for a fee. Owners can really feel part of a community, if they so wish.

### Outside

Communal gardens comprising of lawned areas with flower and shrub borders, inset pathway to security entrance and car park for residents and visitors.

### Communal Hallway

Communal hallway with security intercom system giving access to communal lounge. Attractive communal lounge with sitting area, coffee and tea making facilities. Access to laundry room and guest room. With stairs and lifts to upper floors.

### Entrance Hall

Entrance door leads into the hallway, storage cupboard and doors to;

### Lounge/Diner

19' 8" x 10' 8" max narrowing to 6' 7" min ( 5.99m x 3.25m max narrowing to 2.01m min )  
Double glazed window to the rear elevation, wall mounted electric fire and electric storage heater.

### Kitchen

7' 10" x 7' 4" ( 2.39m x 2.24m )  
Double glazed window to the rear elevation, a range of wall and base units with worktops, inset stainless steel sink/drainer and electric oven and hob.

### Bedroom One

13' 10" x 9' 1" max narrowing to 5' 1" min ( 4.22m x 2.77m max narrowing to 1.55m min )

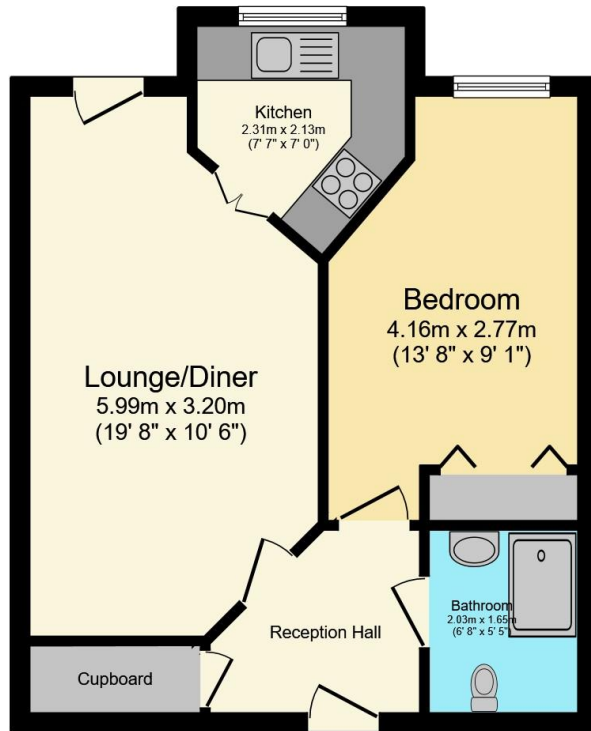
Double glazed window to the rear elevation, extensive fitted wardrobes and electric storage heater.

### Shower Room

Fully tiled shower room with suite comprising; shower cubicle, wash hand basin, wc, electric heater and extractor fan.







Total floor area 43.3 m<sup>2</sup> (466 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.propertybox.io

Connells



To view this property please contact Connells on

**T 01384 374 545**  
**E stourbridge@connells.co.uk**

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 3920.14

Ground Rent:  
 515.44

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBR313191](http://connells.co.uk/Property/SBR313191)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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