



**Taylor's**

Priory Court, Priory Road, Oldswinford, Stourbridge, West Midlands, DY8 1NJ

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Enjoying what may be considered the most enviable position within Priory Court, this WELL PLANNED, TWO BEDROOM, GROUND FLOOR FLAT, is approached from Priory Road, and has an ideal layout with both gas central heating and double glazing.

The situation enjoyed is in the heart of Oldswinford, with easy access to the local shops, but also within easy reach of St Mary's Church and the train station. Above all, this property is quietly placed in what may be considered a backwater address.

Within the accommodation is planned over one level, with independent access – there is no communal hall/foyer. The sitting room has ample space for a dining area, and bedroom two has alternative use as a study.

The selling agents strongly recommend viewing, but must advise that buyers at Priory Court must be aged 60 years or older.

Tenure: Leasehold. With 74 years remaining on the lease. Ground rent / Service charge: £2,719.58. Construction: Purpose built/standard. Services: All mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C. EPC C.

**Reception Hall** - 5.05m x 1.52m (16'7" x 5'0") At widest points

**Sitting Room with Dining Area** - 5.38m x 3.86m (17'8" x 12'8") At widest points

**Kitchen** - 2.97m x 2.62m (9'9" x 8'7") Plus Pantry

**Bedroom One** - 4.17m x 3.35m (13'8" x 11'0") At widest points

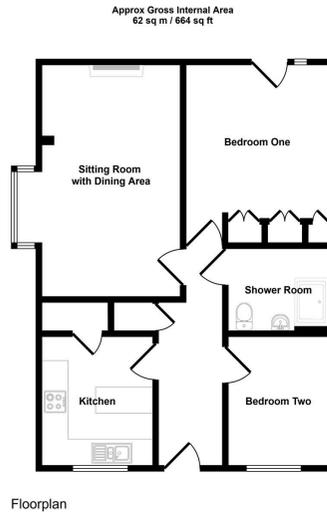
**Bedroom Two / Study** - 2.97m x 2.34m (9'9" x 7'8")

**Shower Room** - 2.34m x 1.96m (7'8" x 6'5")

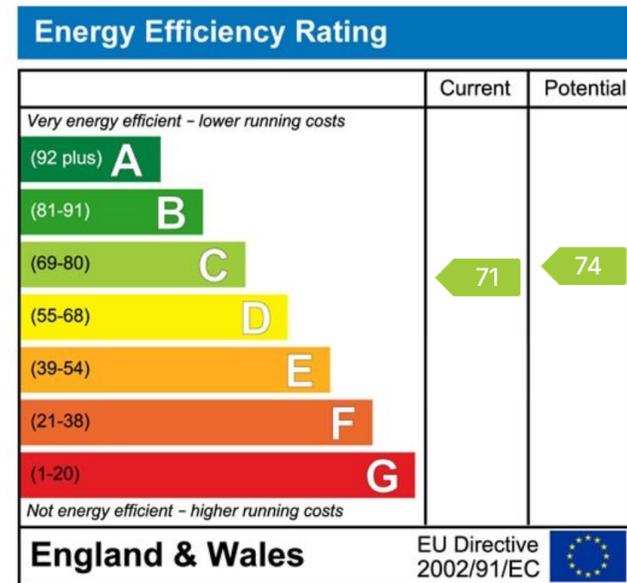




- Lovely development for those aged 60 years or above
- Communal Gardens and Grounds
- Gas central heating and double glazing
- Viewings are strictly by prior appointment
- Priory Court is in the heart of Oldswinford
- This is a GROUND FLOOR flat with two bedrooms
- No onward chain
- Please take a moment to visit the link to our virtual floor plan for this property



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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