



Connells

Spicer Lodge Enville Street
Stourbridge



Property Description

A RARE OPPORTUNITY TO PURCHASE A GROUND FLOOR RETIREMENT APARTMENT IN SPICER LODGE, WOLLASTON. BEING ONLY A SHORT DISTANCE FROM THE MAIN COMMUNAL RECEPTION & LOUNGE.. STOURBRIDGE TOWN CENTRE IS ONLY A SHORT DISTANCE AWAY. WELL PRESENTED & WITH RE-FITTED KITCHEN & BATHROOM WITH 'WALK-IN' BATH.- Spicer Lodge is a Churchill Living development, completed in 2010. It is situated on the corner of Enville Street & West Street. There are communal parking spaces and communal gardens with benches. There's a laundry room and a Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. There is a pedestrian crossing nearby taking you across the ring road into town. Stourbridge has an excellent high street with a Waitrose, Tesco Superstore and various eateries.

To The Front

Communal gardens laid mainly to lawn with flower and shrub borders. Inset pathway to entrance.

Communal Reception & Lounge

Security intercom system gives access to entrance hall and further door into the communal lounge with tea and coffee making facilities and wardens office.

Communal Hallway

Hallway leads to apartments and lift.

Hallway

Front door leads into hallway with security intercom system, large storage cupboard currently housing tumble dryer. Doors to:

Lounge

Double glazed french doors to front elevation, heater, fireplace and door to;

Kitchen

Double glazed window to rear elevation, a range of wall and base units. Work surfaces incorporating stainless steel sink unit and electric hob with extractor fan above. Electric oven, space for washer/dryer, dishwasher, fridge and freezer.

Bedroom

Double glazed window to front elevation, heater, mirrored fitted wardrobes and further fitted wardrobes and bedroom furniture.

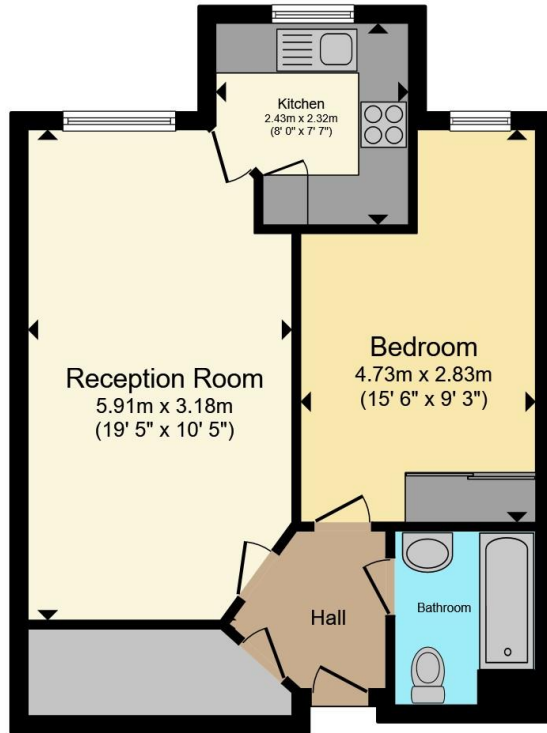
Bathroom

'Walk-in' bath, wash hand basin and low flush wc. Extractor fan, heater and towel rail heater.

Lease Details

125 Years from 1st January 2010. Circa 109 years remaining. Ground rent; £430.49 payable every 6 months. Service Charge; £1177.81 payable every 6 months.





Total floor area 45.5 m² (490 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

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11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: C Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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