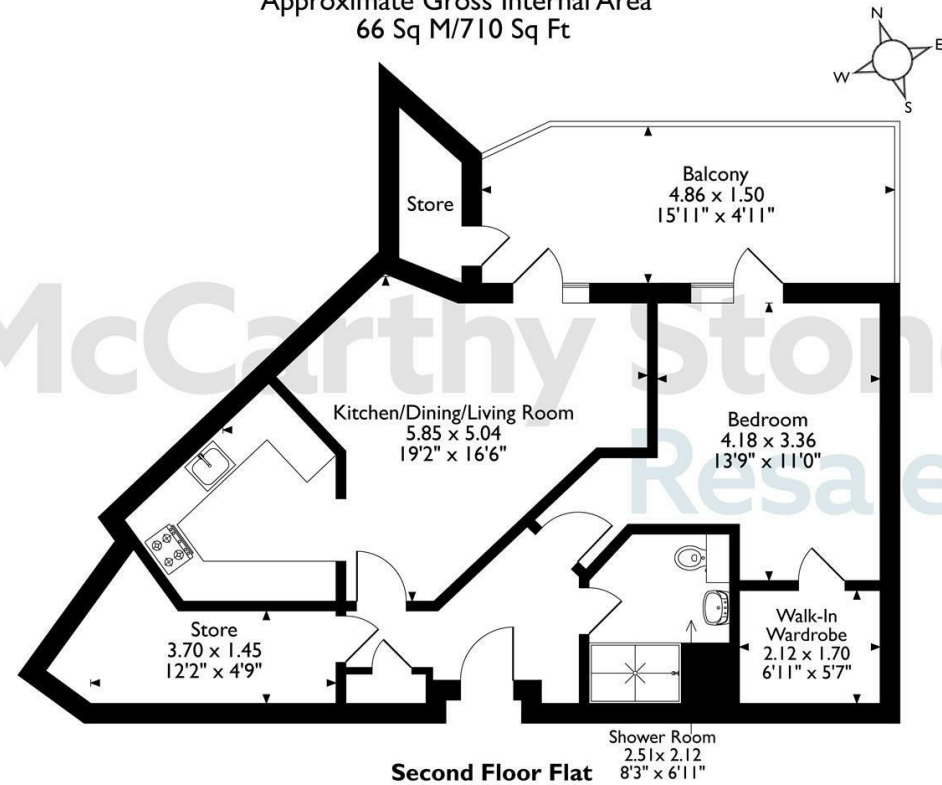


23 Sanderson Court, Park Road, Hagley, Stourbridge, Worcestershire  
Approximate Gross Internal Area  
66 Sq M/710 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 81        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## 23 Sanderson Court

Park Road, Stourbridge, DY9 0AP



## Asking price £245,000 Leasehold

A delightful one-bedroom retirement apartment by McCarthy Stone, situated within the highly sought-after Sanderson Court development, exclusively for the over-60s.

Located on the first floor, this beautifully presented apartment features a welcoming entrance hall leading to a spacious living and dining room. French doors open onto a private walk-out balcony, creating a bright and airy living space ideal for relaxation and entertaining.

The contemporary fitted kitchen is finished to a high standard and includes a range of integrated appliances, offering both style and practicality.

The generous double bedroom benefits from a walk-in wardrobe and further direct access to the balcony. A modern shower room is conveniently located off the hallway.

Underfloor heating throughout the apartment provides year-round comfort, completing this attractive and well-appointed home which also includes :The washer / dryer, carpets , curtains , light fixtures and blinds at the windows.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction of this document is strictly prohibited. McCarthy Stone Resales Limited is a registered company in England and Wales, No. 10716544.

# Sanderson Court, Park Road, Hagley

## 1 bed | £245,000

**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.

**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.

**Entrance Hall**  
Front door with letter box and spy hole leads to a very welcoming hallway. Having the door entry system and emergency intercom. A doorway off the hall leads to a generous walk in storage cupboard which houses the boiler and doubles as a utility with shelving and plumbing for a washing machine. Further doors lead to the Shower Room, Living Room and Bedroom.

**Living Room**  
Spacious living room with a feature window and French door leading to a balcony area. Two ceiling light fittings. TV (with sky connection capabilities) and telephone points. Power points. Door off to the separate kitchen.

**Kitchen**  
Modern kitchen fitted with a range of wall and base units. Under unit spot lighting. Integrated fridge/freezer. Built in electric oven with matching microwave above. Stainless steel sink unit with drainer and mixer tap sits beneath double glazed window. Four ringed hob with chrome splash back and matching extractor hood above.

**Bedroom**  
A good sized bedroom having a door off to walk in wardrobe with rails and shelving. Central ceiling light fitting. TV and telephone points. Power points. A further patio door provides access to the balcony.

**Shower Room**  
A luxury fully tiled shower room with modern suite comprising; walk in shower unit with grab rails; WC; Wall mounted wash hand basin and wall mounted wall unit. Fitted mirror with light and shaver point above basin. Wall mounted heated towel rail. Emergency pull-cord.

**Service Charge (breakdown)**

- Cleaning of communal windows
- Water rates for communal areas and apartments

- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,323.23 for financial year ending 30/09/2026.

**Lease Information**  
125 years from the 1st June 2015  
Ground rent: £425 per annum  
Ground rent review: 1st June 2030

**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.

**Additional Information & Services**

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

