



The
LEE, SHAW
Partnership

23 St Saviours Court, Worcester Road
Hagley, DY9 0HQ

Comfort Lifestyle Living

A beautifully presented and ready-to-move-into two-bedroom first-floor retirement apartment with lift access, offering comfortable and independent living within a well-regarded development.

Particular features include attractive rear garden views, a refitted contemporary kitchen with quartz work surfaces and integrated appliances, two well-proportioned double bedrooms, a modern shower room, and a spacious lounge/diner.

The property is ideally located just a short walk from Hagley village, which offers a variety of shops, bars, and restaurants, together with a railway station providing direct services to Birmingham, Worcester, and connections onwards to London.

Originally built by McCarthy and Stone, the development is designed for independent living while offering excellent communal facilities for residents who wish to socialise. These include a residents' lounge, landscaped gardens, and guest accommodation.

There is a resident management team on site and a Careline alarm service for added peace of mind. Residents must be aged 60 years or over.





Accommodation

The accommodation comprises a spacious reception hallway with door intercom entry system. The property benefits from electric heating throughout.

The lounge/diner enjoys pleasant views over the rear garden and features double doors leading into the separate kitchen.

The refitted kitchen offers a range of white gloss units complemented by quartz work surfaces incorporating a moulded drainer and undermount sink.

Integrated appliances include a combination oven/microwave, hob, fridge freezer, and dishwasher.

There are two generous double bedrooms. The principal bedroom benefits from a built-in double wardrobe providing excellent storage.

Bedroom two offers flexibility and could be used as a dining room or study if required.

A useful linen cupboard houses the hot water system.

The shower room comprises a double shower enclosure, low-level WC, vanity wash hand basin, and electric towel rail.





Additional information

Outside & Parking

There is potential on-site parking, subject to separate enquiry with the management company.

Tenure & Charges

The property is long leasehold for a term of 125 years from 1st February 2002. Ground Rent: £924.03 per annum. An annual service charge of £4,560.90 is payable half yearly and covers building maintenance, lift maintenance, communal areas and gardens, buildings insurance, water and sewage costs, window cleaning, plus the warden and Careline system. This is payable to FirstPort Property Management. Please note that an event fee of 1% of the sale price is payable upon any subsequent sale of the property.

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Tenure: Long leasehold – 125 years from 1st February 2002

Council Tax: Band C

EPC: C

Construction: Traditional brick elevations with pitched tiled roof

Heating: Electric storage and panel heaters

Services: Mains electric water and drainage

Broadband/Mobile: <https://checker.ofcom.org.uk>

Communal facilities include a residents' lounge, communal laundry, refuse facilities, landscaped gardens, and guest apartment accommodation available for visiting family members at a small charge.

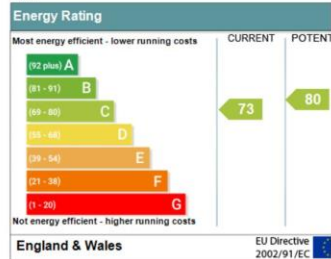




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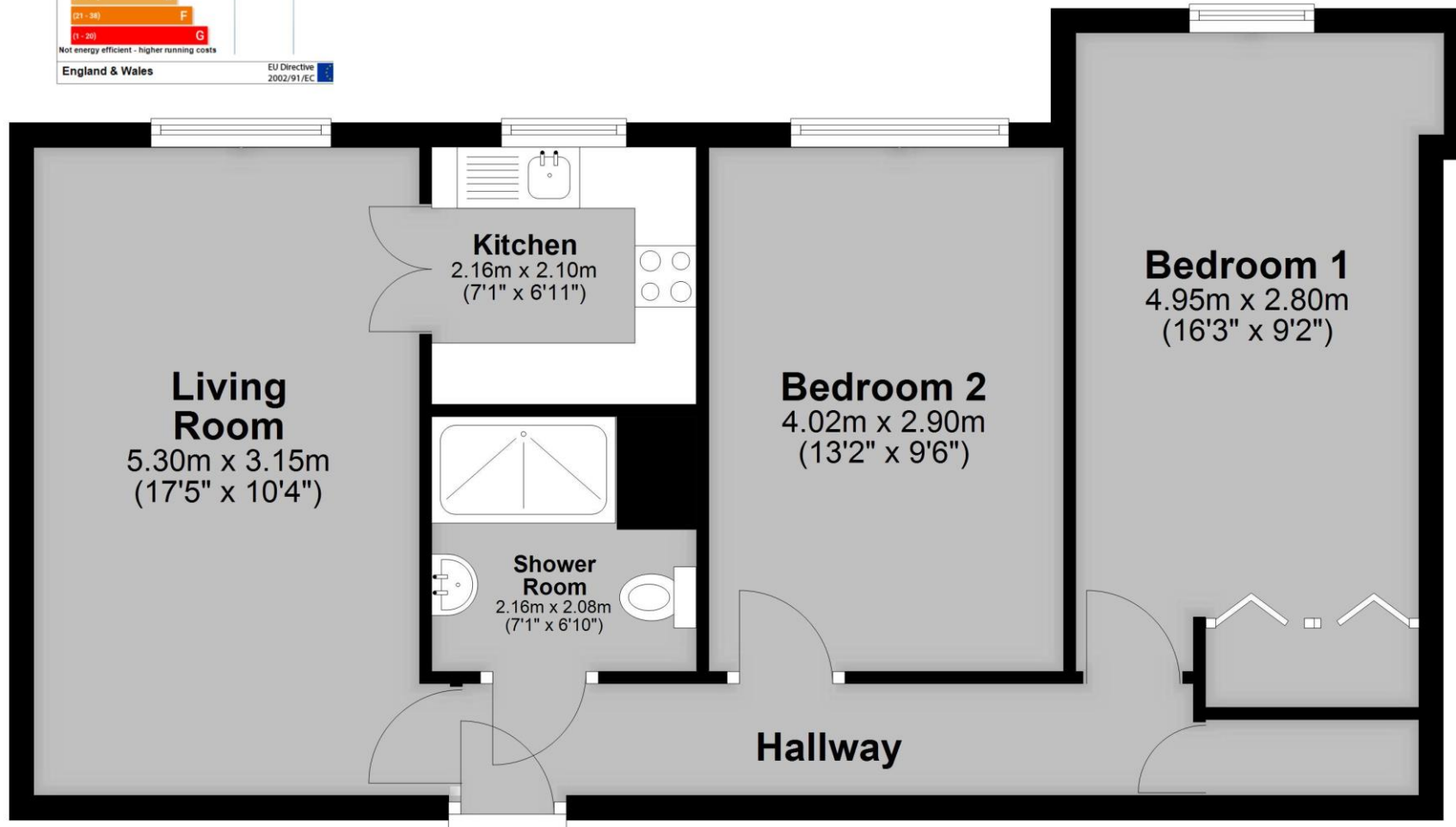
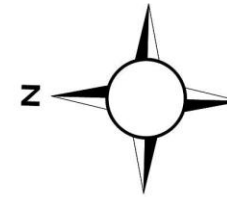
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf

Address: 23 St. Saviours Court, Worcester Road, Hagley, STOURBR
RRN:



Ground Floor

Approx. 57.1 sq. metres (615.1 sq. feet)



FLOOR PLANS

Total area: approx. 57.1 sq. metres (615.1 sq. feet)

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.