



**26 St Saviours  
Court, Worcester  
Road, Hagley,  
Stourbridge,  
Worcestershire,  
£179,995**



**WALTON  
&  
HIPKISS**

Worcester Road  
Hagley  
Stourbridge  
DY9 0HQ

Walton and Hipkiss are pleased to offer for sale this two-bedroom first-floor retirement apartment, situated within the highly sought-after St Saviours Court development, conveniently located close to Hagley village amenities and the local train station.

The apartment offers well-proportioned accommodation, comprising a welcoming reception hallway with a useful storage cupboard, leading through to a delightful sitting room. The sitting room provides access to the fitted kitchen, creating a practical and comfortable living space.

There are two well-proportioned bedrooms, offering flexibility for visiting guests or use as a hobby room, alongside a shower room completing the accommodation.

St Saviours Court benefits from a range of facilities designed to provide comfortable and convenient retirement living, including lift access, a communal laundry room with washing machines and tumble dryers, well-maintained communal areas and gardens, and the services of a dedicated house manager. Residents are also provided with an annual expenditure budget for added transparency regarding the development's running costs.

The property's convenient location allows residents to enjoy the amenities of Hagley village, with shops, local services and train links all within easy reach.

Viewing is highly recommended to appreciate the accommodation, facilities and desirable location on offer.

#### Leasehold Information

Lease: 125 years from 2002.

Service charge: Approximately £4,256 per annum.

Ground rent: £924.03 per annum.

The service charge includes buildings insurance, general repairs, lift maintenance, water rates, access to the communal laundry facilities, maintenance of communal areas and gardening.

#### Anti-Money Laundering Regulations

In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.

Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

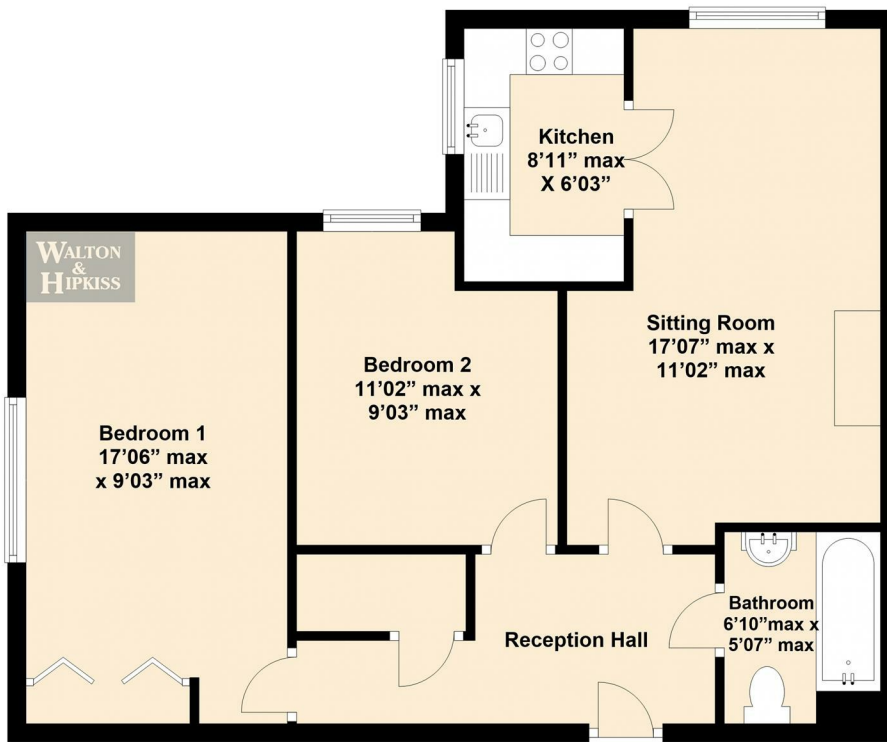
A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.







**WALTON  
&  
HIPKISS**

## CONTACT

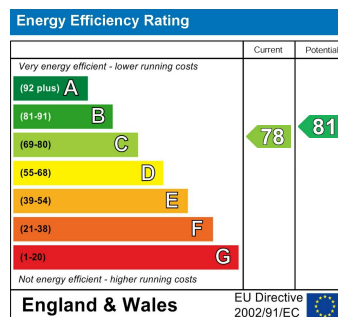
111 Worcester Road  
Hagley  
Worcestershire  
DY9 0NG

E: [hoffice@waltonandhipkiss.co.uk](mailto:hoffice@waltonandhipkiss.co.uk)  
T: 01562 886688  
<https://www.waltonandhipkiss.co.uk/>

This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

**EPC Rating: C**  
**Council Tax Band: C**



**WALTON  
&  
HIPKISS**