Grove.

FIND YOUR HOME

24 Webb Court, Drury Lane, Stourbridge DY8 1BN

Guide Price £130,000

Apartment 24 Webb Court

A well maintained two bedroom apartment in this lovely retirement development of Webb Court. Positioned on the first floor, the apartment is accessed via lift and is located at the front of the development.

Comprising a welcoming entrance hall with large storage cupboard and intercom, through to the spacious living room offering space for dining furniture and glass double doors into the kitchen. The main bedroom boasts fitted wardrobes, the second offers flexibility for a family member or friend to stay and the house bathroom completes the accommodation.

Located just a short distance away from the high street, residents can easily access the local amenities on foot. Stourbridge Town Centre also offers public transport options with the bus station and tram giving a direct link to Stourbridge Junction Train Station. For those who drive, there is a residents car park with spaces on a first come first serve basis.

To arrange a viewing appointment of this beautifully presented apartment, please contact our Hagley branch.

Approach
Approached via residents driveway with parking spaces available, well maintained grounds and secure entry access via key fob.

Communal Living Area
A communal living area to enjoy with other residents.

Laundry
With white goods available.

Entrance Hall
With electric storage heater, large store cupboard and intercom. Doors lead to:

Living Room 10'9" max 8'6" min x 18'8" max 5'6" min (3.3 max 2.6 min x 5.7 max 1.7 min)
With double glazed window to front, electric storage heater and feature fireplace. Glass double doors lead through into the kitchen.

Kitchen 5'6" x 8'10" (1.7 x 2.7)
With double glazed window to front, wall heater and fitted wall and base units with worksurface over. There is a stainless steel sink, AEG hob with extractor fan overhead and integrated appliances include an oven, fridge and freezer.

Bedroom One 9'2" max 3'7" min x 17'4" max 15'5" min (2.8 max 1.1 min x 5.3 max 4.7 min)
With double glazed window to front, electric storage heater and fitted wardrobes for storage with mirrored doors.

Bedroom Two 8'10" max 5'2" min x 11'1" max 8'10" min (2.7 max 1.6 min x 3.4 max 2.7 min)
With double glazed window to front and electric storage heater.

Bathroom
With wall heater, tiled walls, vanity sink, w.c. and fitted bath with hand held shower over.

Grove.
FIND YOUR HOME

Tenure - Leasehold
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease is a 125 year lease from 1st of November 2005 . The ground rent is £460 and the annual service charge is £5,089.98.

Council Tax
Tax band is D

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

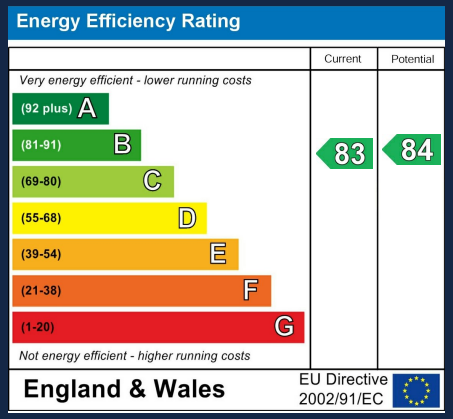
IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



Grove.

FIND YOUR HOME

Hagley
129 Worcester Road
Hagley
DY9 0NN
T: 01562 270 270
E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk