



**Taylors**



# Webb Court, Drury Lane, Stourbridge, DY8 1BN

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A beautifully presented two-bedroom apartment, located within a popular purpose-built retirement development for those aged 60 and over, ideally positioned close to local amenities. Offered for sale with no upward chain, the property boasts a thoughtfully designed layout, stylish finish throughout, and is ideally located close to the lift for added convenience.

The accommodation includes a welcoming reception hall, a spacious sitting room enhanced by a dual aspect window that fills the room with natural light, and a well-fitted kitchen. There are two well proportioned bedrooms, with one benefiting from fitted wardrobes. A modern fitted shower room adds a contemporary and practical touch to the home.

Residents of Webb Court enjoy a comfortable and secure lifestyle, with access to a sociable residents' lounge, a convenient laundry room, the reassurance of an on-site house manager, and a 24-hour emergency pull cord system for peace of mind. Resident and visitor parking is available on a first-come, first-served basis.

Tenure: Leasehold. Lease: 125 years from 1 November 2005, Service Charge: £5089, Ground Rent: £460, Construction: Purpose Built. Services: All mains (no gas). Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band D. EPC B.

**Entrance Hall** - 2.74m x 2.16m (9'0" x 7'1") At widest points

**Living Room** - 5.26m x 3.38m (17'3" x 11'1")

**Kitchen** - 2.67m x 1.7m (8'9" x 5'7") At widest points

**Shower Room** - 2.13m x 1.65m (7'0" x 5'5") At widest points

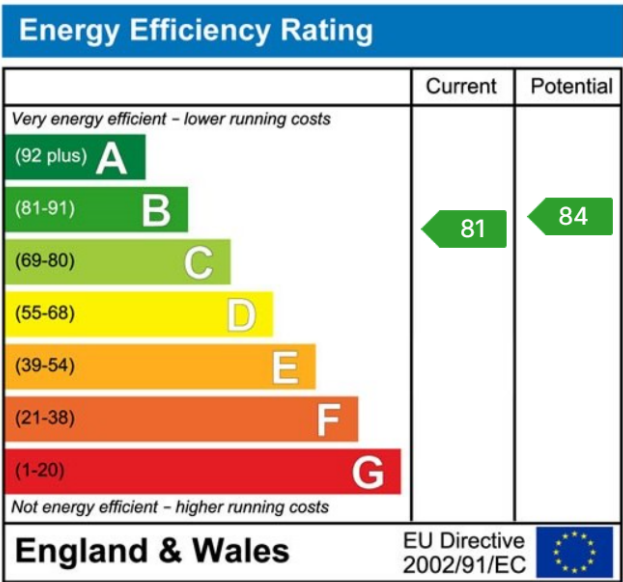
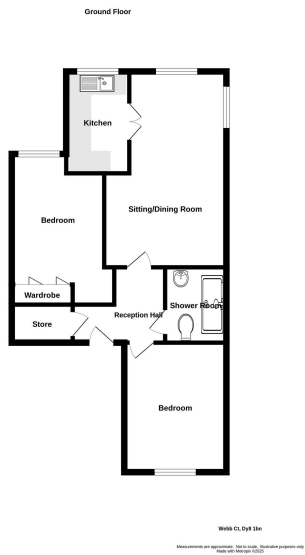
**Bedroom One** - 4.06m x 2.62m (13'4" x 8'7") At widest points

**Bedroom Two** - 3.53m x 2.77m (11'7" x 9'1")





- NO UPWARD CHAIN
- TWO BEDROOMS
- DUAL ASPECT WINDOW TO LIVING ROOM
- MODERN FITTED SHOWER ROOM
- CONVENIENTLY LOCATED CLOSE TO THE LIFT
- SUITABLE FOR THOSE AGED 60 AND OVER



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