



LexAllan

local knowledge exceptional service

Flat 6 Liddiard Court Belfry Drive, Wollaston, Stourbridge, DY8 3SD

Sitting in the heart of Wollaston, this two bedroom ground floor retirement apartment is the ideal move in ready opportunity for those looking to downsize. Being set towards the end of the block and having it's own private entrance door, the property itself comprises of Lounge opening onto communal gardens, breakfast kitchen, hallway with ample storage off, two good sized bedrooms with fitted wardrobes, and modern shower room.

For further information or to arrange your viewing contact the office.

Approach

Via communal areas including parking and gardens. Communal seating and lounge areas.

Hallway

Door to communal area, electric heater and cupboards off.

Lounge

11'1" x 14'1" (3.4 x 4.3)

Double glazed window and door to front overlooking communal garden, storage heater and electric feature fire.

Kitchen

10'9" x 7'2" (3.3 x 2.2)

Double glazed window to side, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine, extractor hood, breakfast bar, tiled splash backs and electric fan heater.

Bedroom One

11'9" x 9'2" (3.6 x 2.8)

Double glazed window to front, storage heater and built in wardrobe.

Bedroom Two

8'2" x 11'9" (2.5 x 3.6)

Double glazed window to front, storage heater and built in wardrobe.

Shower Room

WC, shower, wash hand basin with mixer tap and storage below, heated towel rail, extractor fan and tiled walls.



Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 £300 inc VAT 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 93 years remaining on the lease. A ground rent of £584 and a service charge of £5,732.44 per annum. There is also an exit fee of 2% of the final sale price. A buyer is advised to obtain verification from their solicitor.

Council Tax Band D



GROUND 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.
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IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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 alterations 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.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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