

AP MORGAN



Belfry Drive, Wollaston, Stourbridge
Asking Price £110,000

Features:

- Retirement property
- Ground floor flat
- One bedroom
- Resident Parking
- Communal gardens
- Ideally located

Description:

This ground floor one-bedroom apartment is situated within the Liddiard Court development on Belfry Drive, right in the heart of Stourbridge. Designed exclusively for residents aged 60 and over, this retirement property offers a comfortable and secure living environment. The development enjoys a prime location, just a short distance from Stourbridge town centre, where a variety of shops, services, and local amenities are easily accessible.

Liddiard Court enjoys a peaceful setting on Belfry Drive, adjacent to St James' Church. The development includes a dedicated car park offering spaces for both residents and visitors, with a pathway leading directly to the property's front entrance.

A welcoming communal hall sets the tone inside, offering a comfortable space for greeting guests and enjoying recreational activities.

The apartment itself opens into an entrance hall providing access to all rooms. The spacious lounge/diner is well laid out to accommodate both seating and dining areas, and it leads through to a neatly appointed kitchen. From the lounge, doors open directly onto the communal garden, creating a pleasant connection to the outdoors.

The double bedroom is generously sized and includes integrated storage, while a bathroom completes the accommodation, offering practicality and comfort in equal measure.

The communal garden is beautifully landscaped, featuring well-kept lawns and a variety of mature plants and trees that create a peaceful and attractive outdoor setting. At the front of the property, a neatly maintained lawn is complemented by a seating area with a table and chairs—an ideal spot for enjoying the sun and relaxing in the fresh air.



Details:

Entrance Hall

Lounge/Diner 20'3" x 10'3" (6.17m x 3.12m) Both Max

Kitchen 9'1" x 8' (2.77m x 2.44m) Both Max

Bedroom 15'9" x 9'7" (4.8m x 2.92m) Both Max

Bathroom 6'9" x 5'8" (2.06m x 1.73m)



EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

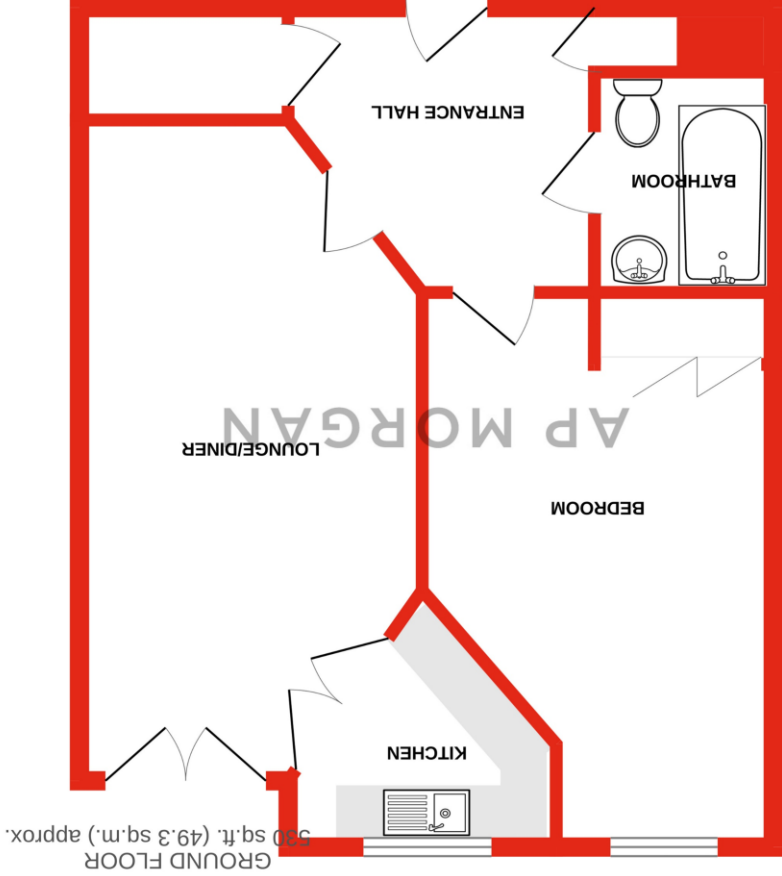
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.