

AP MORGAN



**Belfry Drive, Wollaston**  
Asking Price £100,000

**Features:**

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

**Description:**

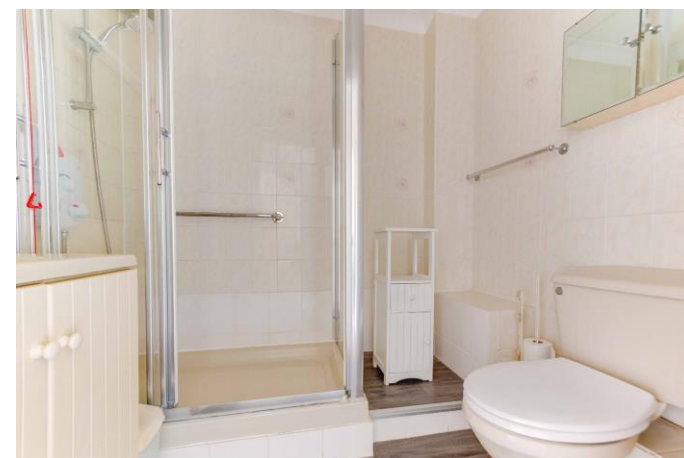
This second floor one-bedroom apartment is situated within the Liddiard Court development on Belfry Drive, right in the heart of Woollaston and very near to Stourbridge. Designed exclusively for residents aged 55/60 and over, this retirement property offers a comfortable and secure living environment. The development enjoys a prime location, just a short distance from Stourbridge 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 a few steps from a welcoming café bar, supermarket, local shops and eateries. 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 lounge with kitchen 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.

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. There is an onsite house manager, additional guest accommodation (Bedroom and Bathroom) available for a small fee and there are shared laundry and refuse disposal rooms.

#### Details:

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

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

Cupboard

EPC Rating: To be confirmed

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 Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.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?

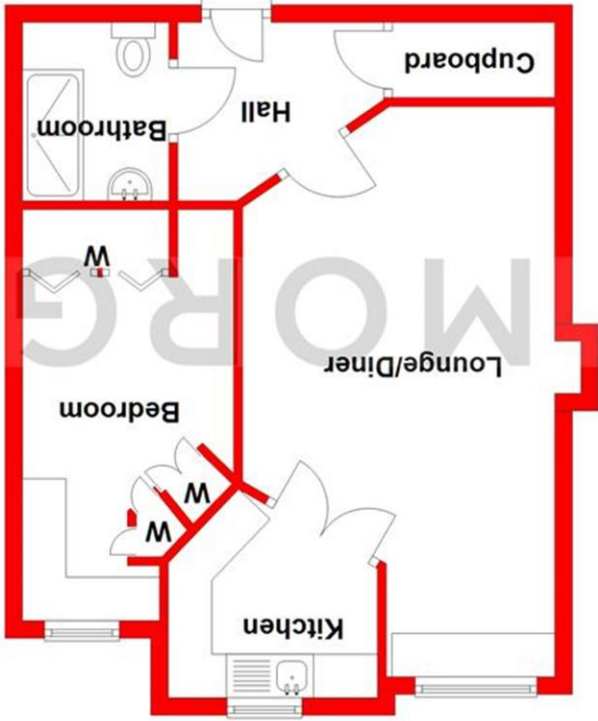
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Second Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 45.5 sq. metres (489.9 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

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