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Belfry Drive

Wollaston, DY8 3SD



This one bedroom retirement apartment situated close to Wollaston village briefly comprises: entrance hall, lounge, kitchen, one bedroom and bathroom. The property further benefits from a communal lounge, laundry room, house manager and residents parking.



Entrance Hall

With a door leading from the communal entrance hall, airing cupboard housing hot water tank, further storage space and doors to various rooms.

Lounge 14'9" x 10'3" (4.5 x 3.13)

With a door leading from the entrance hall, electric fire with decorative surround, double glazed window to rear, storage heater, wall lights and double doors leading to the kitchen.

Kitchen 7'3" x 5'8" (2.22 x 1.74)

With double doors from the lounge, fitted with a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, space for fridge and freezer, integrated electric oven, electric hob, extractor fan above, double glazed window to side and an electric wall mounted heater.

Bedroom One 11'9" x 8'10" (3.59 x 2.70)

With a door leading from the entrance hall, built in mirror fitted wardrobes, wall lights, double glazed window to rear, wall lights and an electric wall mounted heater.

Bathroom

With a door leading from the entrance hall, bath with shower over, tiled walls, WC, wash hand basin set into vanity unit, extractor fan and a wall mounted electric heater.

Material Information - Stourbridge

Tenure Type; Leasehold

Leasehold Years remaining on lease; 96

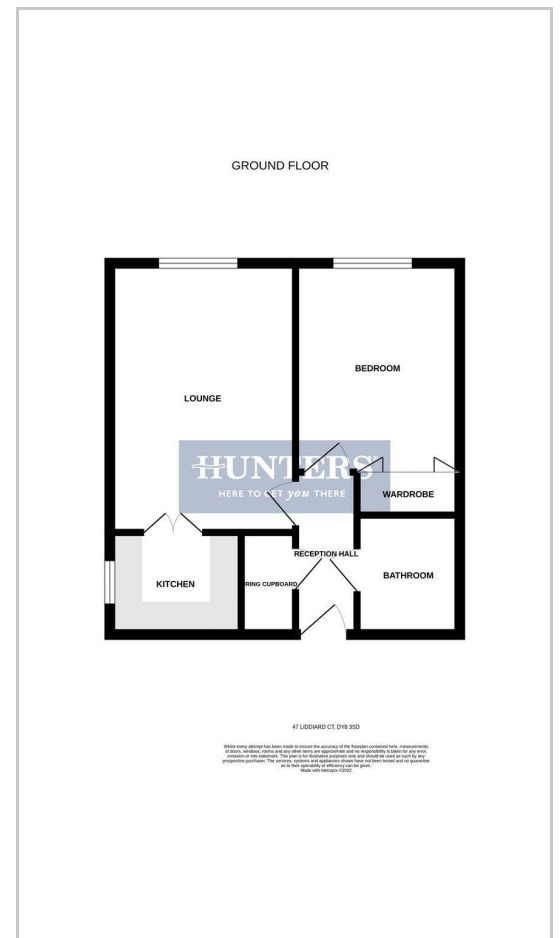
Leasehold Annual Service Charge Amount; £1365 per half year paid twice yearly in February and October

Leasehold Ground Rent Amount; £222 per 6 months

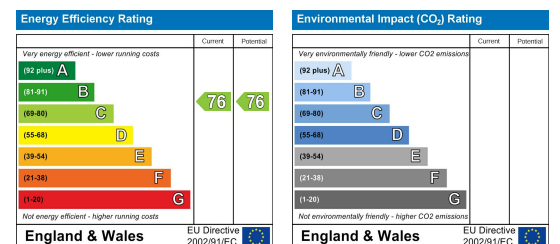
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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