



**33 SANDERSON COURT, PARK ROAD,
HAGLEY, NR STOURBRIDGE DY9 0AP**

Taylor's

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Price: £365,000



Delightfully situated to form part of this desirable and rather exclusive retirement living development, found off Park Road, this **BEAUTIFULLY APPOINTED AND VERY WELL ARRANGED, LARGER STYLE, TWO BEDROOM FLAT** is located just a stones throw from Hagley Village amenities, and is rather well placed for ease of access to the road networks which provide travel further afield. Sanderson Court was constructed by renowned builders "McCarthy & Stone" and is a development exclusively for those aged 60 years or over. This particular **SECOND FLOOR HOME** may be approached via a **LIFT**, and has double glazed accommodation with underfloor heating, to comprise: L Shaped Reception Hall, **GENEROUS SITTING ROOM** with Dining Space as preferred, **WELL FITTED KITCHEN** with a host of integrated appliances, a **Utility Cupboard**, Two **DOUBLE Bedrooms** (the Master with a **Walk-In wardrobe and ENSUITE**) and Principle Shower Room. Also with: **Communal Gardens, Residents Parking** (available at a cost), **Visitor Parking, Residents Lounge, Hose Manager** and a **Comprehensive Service Agreement**. Tenure: Leasehold 125 year lease from 1.6.2015. Construction: Purpose-built. Services: No gas. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC B.

In further detail the accommodation is seen to comprise;

THE ACCOMMODATION

With stairs or a lift rising to the second floor, 33 has a numbered door which opens to a;

LARGE "L" SHAPED RECEPTION HALL

Which includes recessed ceiling lighting, mains connected smoke alarm, and has oak style doors radiating off;

GENEROUS SITTING ROOM WITH DEFINED DINING AREA (as preferred) 25' 0" x 13' 0"

Indeed, this spacious living area can be arranged as preferred yet can easily cater for both sitting room and dining furnishings. Good natural illumination is achieved from the "dual aspect" with UPVC double glazing to the rear and side elevations, and further with a neutral theme of décor. In addition it should be noted that there is underfloor heating, provisions for a television, two ceiling light points and doors which lead off;

BROOM/METER CUPBOARD

A discreet shallow cupboard with the service meters and one which can also cater for some general purpose storage.

WELL FITTED KITCHEN 7' 10" x 7' 5"

With a UPVC double glazed window and being furnished with a good range of gloss cream cupboard fronted units.

OUTSIDE

Sanderson Court is surrounded by gardens and grounds which are maintained via a "service contract". The initial approach from Park Road is via double opening wrought iron gates which are remote operated. When passing through the gates, there is **VISITOR PARKING SPACE** to the right hand side, and from beyond there is parking for residents (chargeable). As part of the comprehensive amenities within the service charge, residents at Sanderson Court also benefit from a beautiful **RESIDENTS LOUNGE** which includes a dining space and kitchenette, together with hireable guests suite, house manager and waste disposal. Ground rent is currently charged at approximately £290 per annum. The service charge is approximately £290 per month. It is understood that the original leasehold tenure term was at 125 years and therefore there are approximately 110 years remaining.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	83	83
England & Wales		EU Directive 2002/91/EC



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Base cupboards have drawers surmounted by contrasting roll edged work surfaces with an inset stainless steel sink and drainer having a mixer tap over. The built-in cooker arrangement comprises a NEFF hob with stainless steel canopy above having a glass frame surround, and further there is an electric fan assisted oven with microwave above. Built-in in fridge with separate freezer compartment below, and with a range of wall mounted cupboards providing additional storage space. Tiled floor with underfloor heating, extractor fan and with recessed LED ceiling lighting. Returning once again to the reception hall, doors continue to lead off;

BEDROOM ONE 18' 1" (at widest point) x 10' 0"

With two tall UPVC double glazed windows at the rear, underfloor heating, ceiling light point and further with a WALK-IN WARDROBE which includes fitted shelving and hanging rails. Also from this principal bedroom there is a door which opens to a;

LUXURY BATHROOM ENSUITE 8' 10" x 7' 0"

Appointed with a modern white suite to include a bath having a fixed head and hand held shower over, together with a clear glazed shower screen and full height splashback tiling which forms a surround. Tiling then continues to both the low level WC with its hidden cistern, and to a wall mounted hand wash basin which has drawer vanity storage beneath. Tiled floor, extractor fan, recessed LED ceiling lighting and with a ladder styled heated towel radiator.

BEDROOM TWO 14' 1" x 8' 10"

With two tall UPVC double glazed windows to the rear, underfloor heating, integrated air ventilation and with a ceiling light point.

PRINCIPAL SHOWER ROOM 7' 0" x 5' 2" (when measured at widest points)

Again beautifully appointed and fully tiled in complementary ceramics, and includes a large clear glazed shower enclosure with both a fixed head and hand held shower within, and further with a half pedestal wash hand basin and a low level WC with a hidden cistern. Fashionable "ladder styled" heated towel radiator, tiled floor, extractor fan and with recessed LED ceiling lighting.

VERSATILE UTILITY CUPBOARD 7' 5" x 4' 10" (when measured at widest points)

Houses the energy efficient water heating system and also provides suitable space and plumbing for an automatic washing machine. In addition there is an air circulation vent, excellent general purpose storage space and a wall light point.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **LEASEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

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Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

MISREPRESENTATION ACT 1967

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