

O.I.R.O £117,995 Leasehold

1 Bedroom, Apartment - Retirement

26, Spicer Lodge Enville Street, Stourbridge, West Midlands, DY8 1BS

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Churchill
Sales & Lettings
Retirement Property Specialists

Spicer Lodge

Spicer Lodge is a delightful development of 45 one and two-bedroom apartments located in the historic town of Stourbridge, on the edge of the Black Country. The development is perfectly situated to the edge of the town centre shops, leisure and a medical amenity within just a few minutes' walk, including the Ryemarket Shopping Centre.

Stourbridge borders the countryside to the South and West of England with the beautiful villages of Kinver, Churchill, Belbroughton and Clent all within just a few miles. Kinver Edge is 300 acres of National Trust land within half a mile of Kinver village. It is a haven for local woodland and heathland wildlife and a popular walking spot with views towards Wales and the Malvern Hills. The area is also home to the vintage Severn Valley Railway, a restored steam line which runs between Bridgnorth and Kidderminster, and the West Midlands Safari Park.

Stourbridge is well served by public transport with a regular train service to Birmingham, Kidderminster and Worcester. Local buses cater for a variety of local journeys.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Spicer Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Spicer Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Spicer Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY

NEW CARPETS

Welcome to Spicer Lodge! Churchill Sales & Lettings are delighted to be marketing this one bedroom first floor apartment. The property is presented in fantastic order and has recently had new carpets throughout.

The Living Room offers a feature electric fireplace and ample space for living and dining room furniture. A french door leads to the owners private balcony.

The Kitchen is accessed via the Living Room with a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, built-in fridge and freezer.

The Bedroom is a good-size double with a built-in mirrored wardrobe. A window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, a WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful store cupboard located off the hallway which offers ample storage space.

Call us today to book your viewing at Spicer Lodge!







Features

- One bedroom first floor apartment with balcony
- Sought after development in Stourbridge
- Close to local shopping facilities and bus routes
- Fully fitted kitchen with integrated appliances
- 24 Hour Careline system for safety and security
- Owners private car park
- Fully equipped laundry room
- Lodge Manager available 5 days a week
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.







Key Information

Service charge (Year ending 31st May 2027): £2,464.08 per annum.

Ground rent: £860.98 per annum. To be reviewed January 2038.

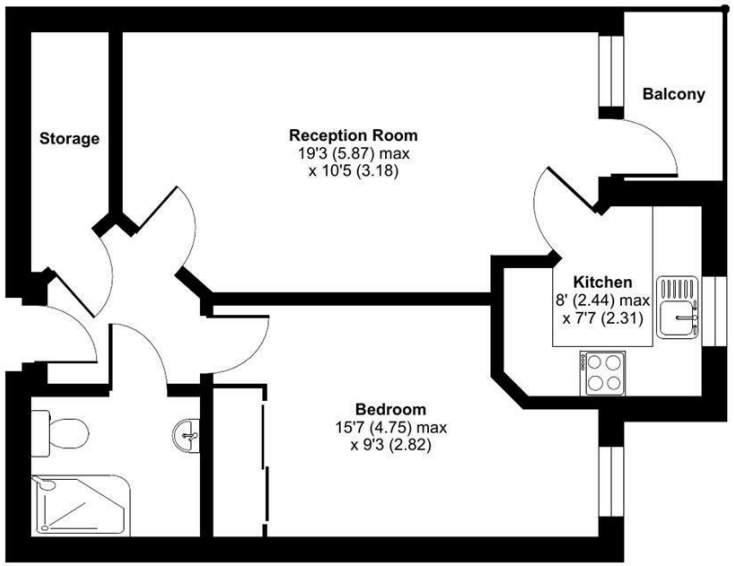
Council Tax Band C

125 year Lease commencing January 2010

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 492 sq ft / 45.7 sq m
For identification only - Not to scale



EPC Rating: C

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF: 1176797

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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