



Asking Price £189,995 Leasehold

2 Bedroom, Apartment - Retirement

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

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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.



Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

****TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT****

Welcome to Spicer Lodge! Churchill Sales & Lettings are delighted to be marketing this Two Bedroom second floor apartment. The property is presented in good order throughout and is conveniently located near the Stairs, Lift and Guest Suite.

The Kitchen is accessed via the Lounge and offers 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, a fridge and freezer. A window provides light and ventilation.

The Living Room offers ample space for living and dining room furniture.

Bedroom One is a good size double room with a built in mirrored wardrobe. There is plenty of space for additional furniture if required. A window keeps this lovely bedroom bright and light.

Bedroom Two is another good size room that could be used as a separate Living Room, Study or Hobby room.

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 lovely apartment are two useful storage cupboards located off the hallway.

Call us today to book your viewing at Spicer Lodge!



Features

- Two bedroom second floor apartment
- Sought after development in Stourbridge
- 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 2025):
£3,459.03 per annum.

Ground rent: £956.64 per annum. To be reviewed
January 2038.

Council Tax Band D

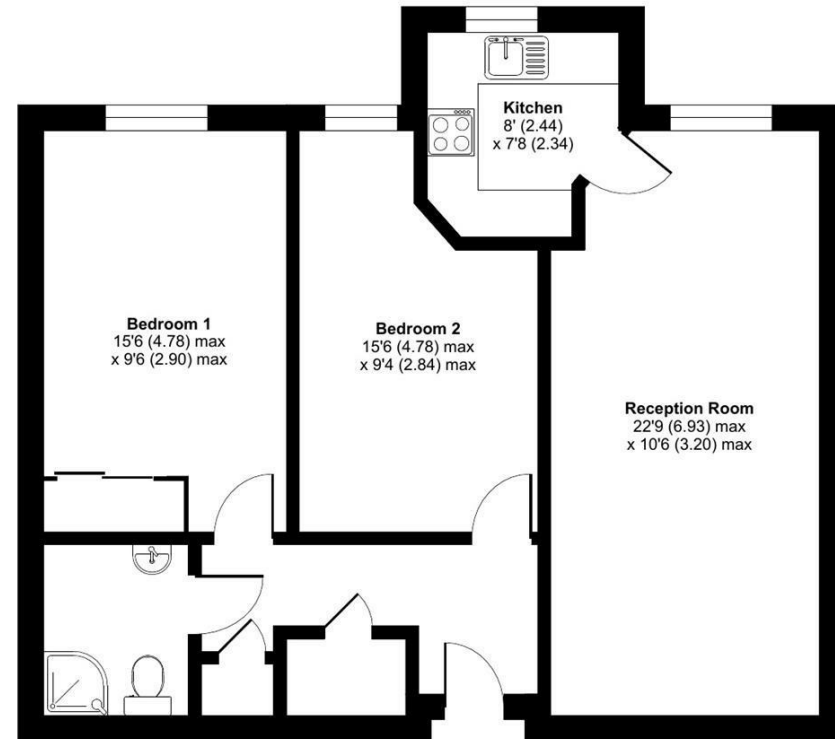
125 year Lease commencing January 2010

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.

A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.

Approximate Area = 716 sq ft / 66.5 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2024.
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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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