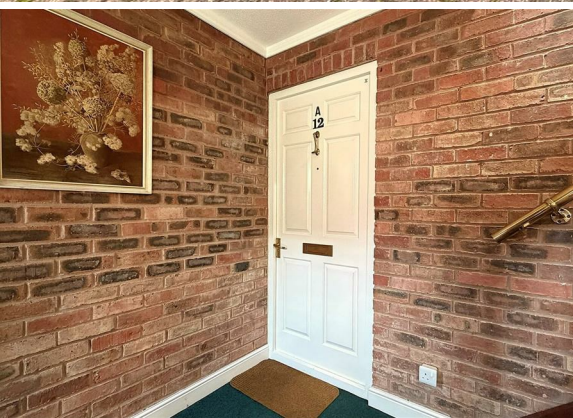




**12A Woodfield,
Belbroughton,
Stourbridge, DY9
9SZ**

**Offers In The Region Of
£290,000**



**WALTON
&
HIPKISS**

**12A Woodfield
Belbroughton
Stourbridge
DY9 9SZ**



Situated in the village of Belbroughton, this well-presented two bedroom apartment offers comfortable accommodation, communal facilities and a private carport. The property is available to residents aged 55 and over and benefits from a convenient village location.

The apartment is accessed via a communal entrance and briefly comprises a welcoming hallway, living room, fitted kitchen, two bedrooms and a contemporary shower room.

The living room is a bright and comfortable space, with patio doors providing direct access to the communal garden. Built-in shelving and a feature fireplace add character to the room, while the garden access provides a useful connection to the outdoor space.

The kitchen is fitted with a range of modern units and integrated appliances, including a dishwasher, fridge freezer and washing machine. A breakfast bar provides additional workspace and a convenient area for casual dining.

There are two bedrooms, with the main bedroom benefiting from extensive fitted wardrobes. The second bedroom is currently arranged as a home office and dining area, offering flexibility for alternative uses depending on the needs of the occupier.

The contemporary shower room includes a walk-in shower, wash basin with vanity storage and WC. Further storage is provided by cupboards within the hallway.

Externally, the property benefits from a private carport located at the rear, providing off-road parking. The communal garden is directly accessible from the living room and offers an attractive outdoor area for residents to enjoy.

The property is held on a long lease with approximately 961 years remaining. The service charge is approximately £635 per quarter, with the budgeted annual service charge for 2026/27 being £2,538.82.

Located within the village of Belbroughton, the apartment provides access to local amenities and village facilities. This property offers an opportunity to purchase a two bedroom home within a residential development for those aged 55 and over, with the benefit of a long lease, communal facilities and private parking.

Reception Hall

The reception hall is a welcoming area that connects the main rooms of the home. It has neutral décor and carpeted flooring, with multiple doors leading to the bedrooms, bathroom, living room, and kitchen. The space offers room for some furniture or storage solutions.

Living room

13'11" x 14'9"

This inviting living room offers a bright and spacious area to relax and entertain. It features cream carpets and light-painted walls that enhance the natural light flooding in through the sliding doors, which open directly onto the garden. Elegant built-in shelving with display lighting and a central fireplace create a warm and homely atmosphere.

Kitchen

7'1" x 12'0"

The kitchen is a well-proportioned space fitted with modern cream units and wood-effect worktops that create a fresh and practical environment for cooking. It includes an integrated oven, hob and extractor, along with an integrated dishwasher, fridge freezer and washing machine. There is ample storage and workspace. A window above the sink allows plenty of natural light into the room and offers views of the external area. A breakfast bar with seating provides a casual dining spot or an additional preparation area.

Bedroom 1

9'7" x 16'0"

Double bedroom with a large window providing good natural light, cream carpeting, soft peach walls and built-in light wood wardrobes and storage. The room offers ample space for a double bed and additional furniture.

Bedroom 2

9'2" x 13'10"

A second generously sized bedroom, this room benefits from a large window providing lovely natural light. Neutral carpeting and plain walls make it a versatile space, suitable for use as a guest room or home office. It has enough space for a double bed or a variety of other furniture arrangements.

Bathroom

The bathroom is a bright and modern space, featuring a fully tiled shower enclosure with a glass door, a white basin set into a vanity unit, and a close-coupled WC. A frosted window provides natural light while maintaining privacy, with a built-in cupboard offering useful storage.

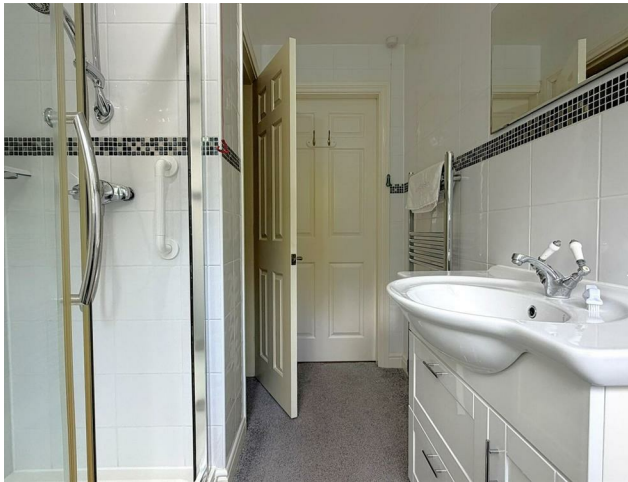
Agents note -

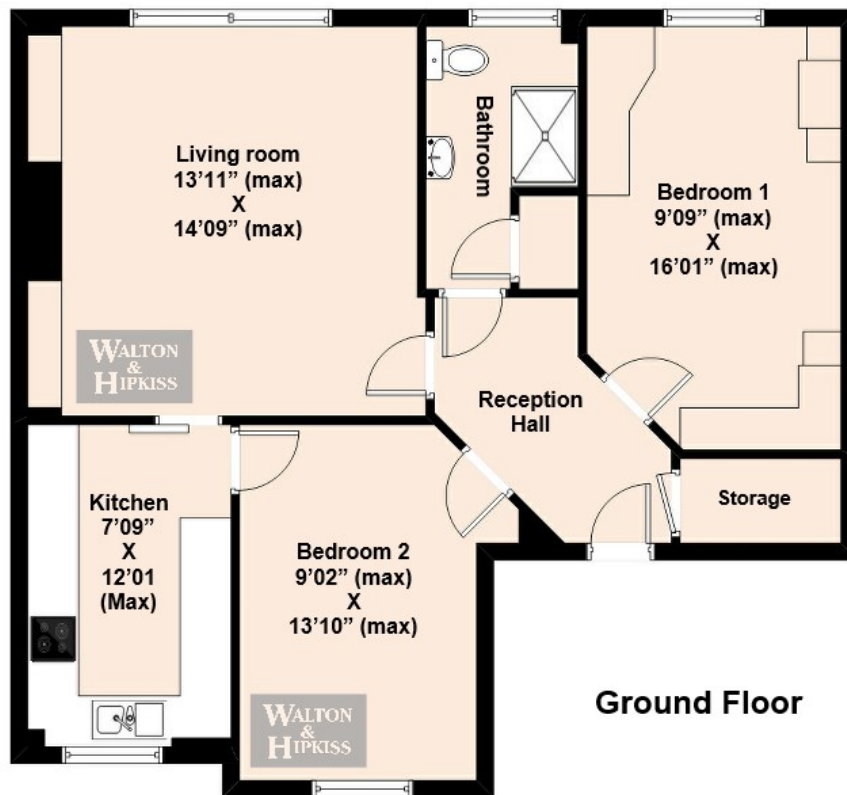
The light fittings in the living room, dining room and hall are excluded from the sale and will not be included as part of the property purchase.





12A Woodfield, Belbroughton, Stourbridge, DY9 9SZ





CONTACT

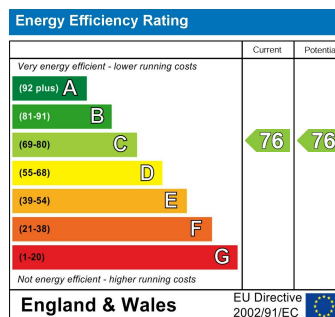
111 Worcester Road
Hagley
Worcestershire
DY9 0NG

E: hoffice@waltonandhipkiss.co.uk
T: 01562 886688
<https://www.waltonandhipkiss.co.uk/>

This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

EPC Rating: C
Council Tax Band: D



WALTON & HIPKISS