

14 HAGLEY ROAD, STOURBRIDGE,  
WEST MIDLANDS DY8 1PS  
TEL: 01384 440466  
FAX: 01384 440282  
EMAIL: andrewtaplin@lineone.net  
WEB: www.andrewtaplin.co.uk

CHARTERED SURVEYORS • VALUERS and ESTATE AGENTS

## FOR SALE

The delightful ground floor apartment

situate

**No.4 Broome House  
Broome, Nr Stourbridge  
West Midlands  
DY9 0HB**



- \* Fully self contained with own front door
- \* Part of splendid Grade II listed period building
- \* Standing in mature landscaped grounds of some 6 acres
- \* Double glazed \* Electric heating \* Attractive Lounge / Diner
- \* Fitted Kitchen \* Large double Bedroom with fitted wardrobes
- \* Well appointed Shower room \* Long leasehold

### OFFERS AROUND

**£225,000**

Principal: Andrew J. Taplin, F.R.I.C.S.

## **Situation**

Broome is a much favoured village, approximately four miles to the south of Stourbridge town centre, having good access to Birmingham city centre, the motorway network and main line rail services, with stations at nearby Hagley and Blakedown.

Broome House is a substantial and handsome period property constructed around 1768, and which now carries a Grade II listing. It was converted in 2008 into eleven luxurious self contained apartments, retaining many of the original architectural features.

It stands in mature landscaped communal grounds of approximately six acres including an ornamental lake.

Apartment No.4 benefits from having its own exclusive front door entrance at the side of the property, and the well planned and easily maintained accommodation comprises:-

*On the ground floor only;*

### **Entrance / reception hall**

**Lounge / diner** 21' 1" x 15' 4", a lovely room with feature stone fireplace with bio mass fuel capacity, excellent room height, coved ceiling and archway to the adjoining

Well appointed **Kitchen** 9' 10" x 8' 2" with useful range of fitted base and wall cupboards, worktops, electric hob, various integrated kitchen appliances and tiled floor.

Main **Bedroom** 15' 6" x 15' 6" with windows to two elevations, and range of useful fitted wardrobes.

**Shower room** with tiled walls and floor, hand basin, w.c. and large shower cubicle. Heated towel rail and inset boiler cupboard.

**Additional ground floor accommodation** - subject to availability apartment owners can make use of, when required, the splendid reception hall and patio to the main house, these areas can also be viewed by prospective purchasers.

*Outside;*

The property stands in attractive communal grounds, there is a residents parking area, one space is allocated to each apartment on an ad-hoc basis, there is a separate car park for visitors.

Immediately to the front of Apartment No. 4 is a paved seating area and courtyard, enclosed by brick walls, yew hedges and trellis fencing.

## **General Information**

**Council Tax:** Band D, charge 2024 / 2025, £2,188.01, (Wyre Forest).

**Services:** Mains drainage, water, gas and electricity are connected. There is a central heating system of radiators served by the electric boiler located in the shower room.

**Fixtures & fittings:** In addition to any already mentioned in these particulars, the asking price shall include all carpets and floor coverings, curtains, window blinds and integrated white goods to the kitchen, to include fridge freezer, hob, oven, washing machine and dishwasher.

**Tenure :** The property is of long leasehold tenure for a term of 125 years from 17 September 2009, giving an un-expired term of some 110 years. The ground rent is currently £250 per annum half yearly in advance, it is subject to review every 15 years, next review September 2039.

**Service charge:** The service charge is approximately £3,165 per annum, payable quarterly, to include building insurance, window cleaning, maintenance of communal gardens and landscaped areas, external repairs and renewals.

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**Viewing:**

Viewing is strictly by prior arrangement with the selling agent, tel. 01384 440466.

**Energy Performance Certificate:**

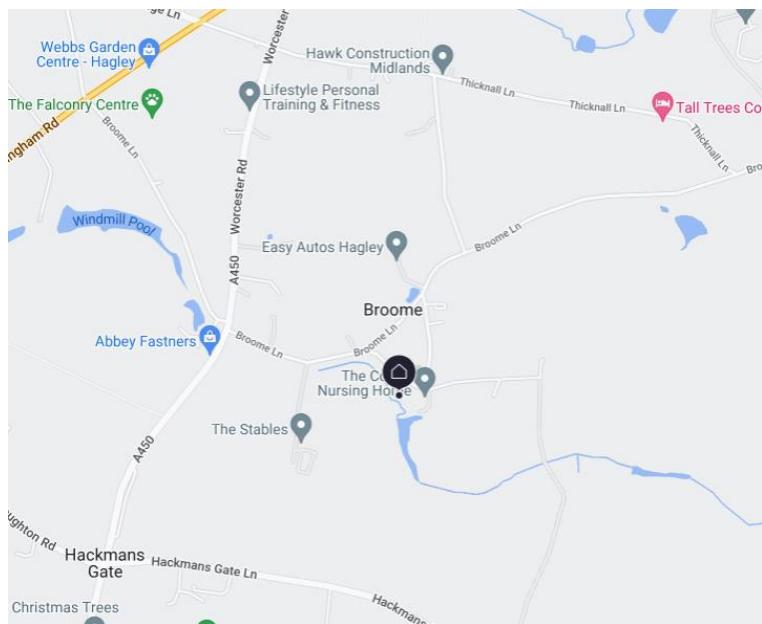
The property has an Energy Performance Certificate banding D-55, valid until 9 September 2034.

**PHOTOGRAPHS:**

## FLOOR PLAN:



## GOOGLE LOCATION MAP:



## IMPORTANT NOTICE:

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.

If floor plans are included they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to purchase please contact us before viewing the property.