

**AP MORGAN**



**New Road, Stourbridge, West Midlands**

Asking Price £250,000



### Features:

- Two bedroom ground floor apartment
- Unique property
- Original features
- Open plan lounge/kitchen
- Two bathrooms
- Central location for amenities
- Two allocated parking spaces
- EPC - C

### Description:

Presenting a remarkable opportunity to reside in the ground floor apartment of The Old School House in Stourbridge, boasting original features and an enchanting open-plan design.

Upon entry through the shared access entrance hall, you'll be welcomed into a spacious lounge/diner/kitchen, characterised by abundant windows and tall ceilings. The kitchen area showcases elegant granite worktops and integrated appliances, including a washing machine, dishwasher, fridge/freezer, and oven. There are two generously sized double bedrooms, with the master bedroom featuring its own ensuite shower room. Completing the apartment is a family bathroom equipped with a separate shower cubicle.

Outside, a gated car park offers the convenience of two allocated parking spaces. Positioned on the doorstep of Stourbridge town centre, this residence provides easy access to an array of amenities. It's conveniently situated just 0.4 miles away from Stourbridge Town train station and the esteemed King Edward VI College. Moreover, the property boasts excellent transport links to Worcester and Birmingham, enhancing its accessibility and appeal.





**Details:**

**Lounge/Diner** 24'1" x 13'10" (7.34m x 4.22m)

**Kitchen** 8'6" x 9'8" (2.6m x 2.95m)

**Master Bedroom** 15'5" x 9'4" (4.7m x 2.84m)

**Ensuite Shower Room** 5'4" x 9'4" (1.63m x 2.84m)

**Bedroom Two** 11'7" x 9'4" (3.53m x 2.84m)

**Bathroom** 5'5" x 9'4" (1.65m x 2.84m)



**EPC Rating:** C

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

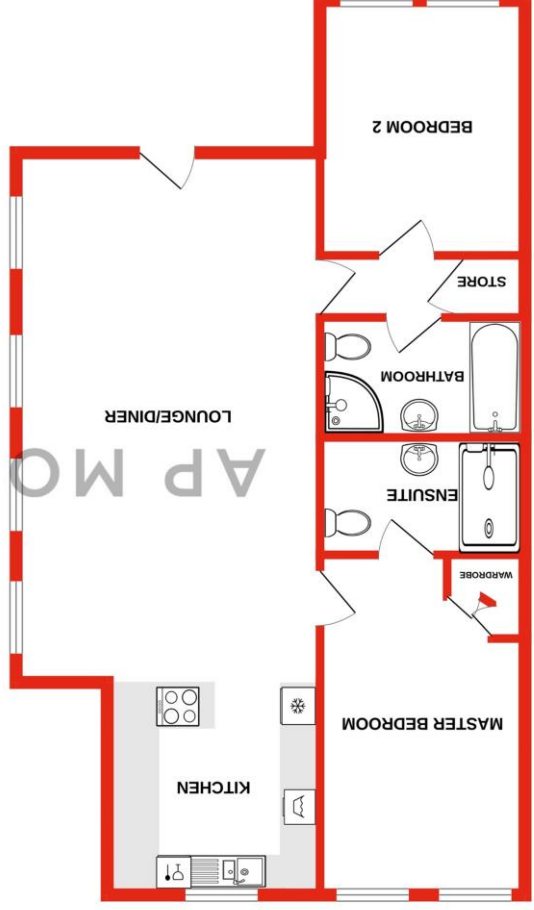
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
804 sq.ft (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms and other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency. Call the given.

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