

AP MORGAN



Cameo Drive, Stourbridge, West Midlands
Offers in the region of £200,000

Features:

- Two bedroom ground floor apartment
- Truly unique property
- Secure gated car park & intercom system
- Two allocated parking spaces
- Ensuite shower room
- Period features throughout
- Desirable cul de sac
- Council Tax Band - D

Description:

AP Morgan proudly presents an exclusive opportunity to purchase this impressive two-bedroom ground floor apartment within a Grade II listed building dating back to the 1700s. Bursting with period features and rich history, this property is a must-see!

Situated in a highly desirable cul-de-sac in the popular area of Amblecote, the apartment is conveniently close to amenities on the high street. Bus and road routes provide easy access to Stourbridge town centre, which offers a wide range of amenities including supermarkets and the train station with transport links to Birmingham city centre and Worcester.

Inside, the layout comprises a communal lobby with an impressive cascading staircase, pillars, and chandelier. The apartment itself is located on the ground floor and features an entrance hall, storage space, two double bedrooms (one with an ensuite shower room), a family bathroom with a shower over the bath, a living room with impressive double-height ceilings and sash windows, and a kitchen with an integrated oven and fridge/freezer.

Outside, the property boasts a secure automated gated car park with two allocated spaces and an intercom system. Additionally, there are shared lawned areas around the grounds, providing a pleasant outdoor space for residents to enjoy.



References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 979 years remaining on the lease and a service charge of £1780.08 per annum. A buyer is advised to obtain verification from their solicitor.

Details:

Entrance Hall

Living Room 25'1" x 19'2" (7.65m x 5.84m)

Kitchen 11'3" x 5'7" (3.43m x 1.7m)

Master Bedroom 17' x 9' (5.18m x 2.74m)

Ensuite 4'2" x 8' (1.27m x 2.44m)

Bedroom Two 11'9" x 9'4" (3.58m x 2.84m)

Bathroom 6' x 8'3" (1.83m x 2.51m)



EPC Rating: F

Council Tax Band: D (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

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.

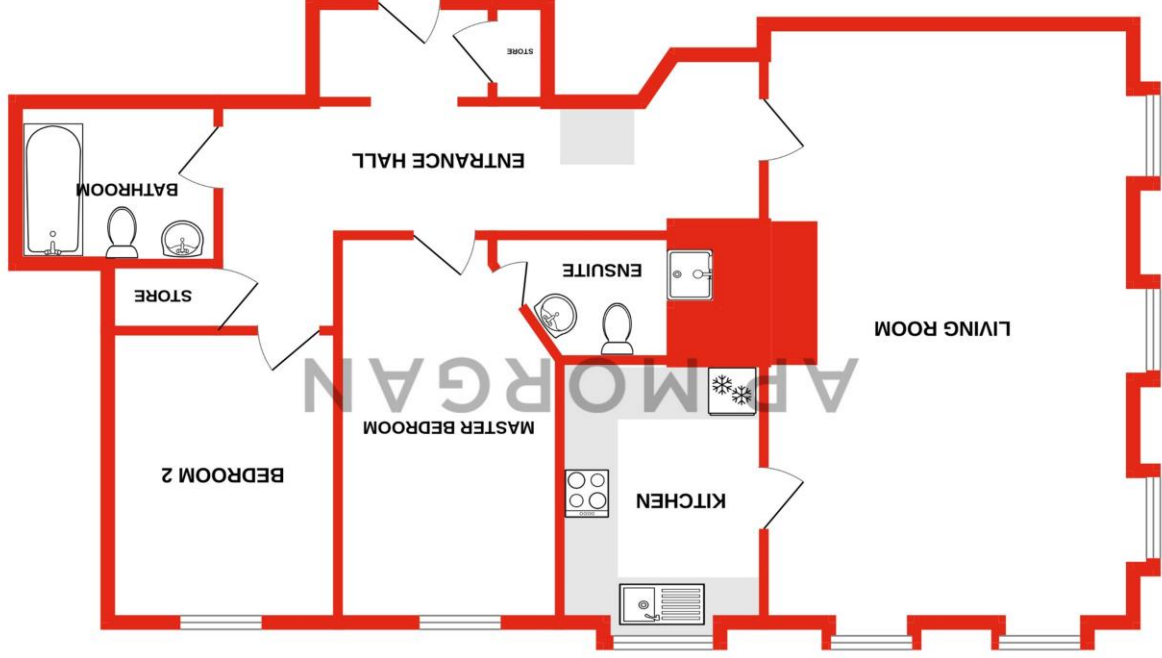
Need a solicitor?

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, to arrange a survey.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 as to their operability or efficiency can be given. Made with letroptik. ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.