

AP MORGAN



**Worcester Street, Stourbridge, West Midlands**  
Asking Price £260,000

**Features:**

- First floor flat
- Two bedrooms
- Two bathrooms
- Renovated throughout
- Secure allocated parking
- Close to Stourbridge Town Centre
- Balcony at rear of property
- 988 years on lease

**Description:**

This beautifully presented two-bedroom first-floor flat is nestled in the Evelaw House complex on Worcester Street, Stourbridge, offering a fantastic opportunity for buyers seeking both convenience and style. Ideally situated within walking distance of Stourbridge town centre and Mary Stevens Park, the property enjoys a prime location with excellent amenities nearby.

Evelaw House boasts an attractive frontage, making an impressive first impression from the road. A block-paved driveway leads to the main entrance, with secure electric iron gates providing access to the underground parking area, as well as additional visitor parking.

Inside, the welcoming hallway connects to all main living areas. The open-plan lounge, kitchen, and dining space serves as the heart of the home, designed to maximise space with sleek cabinetry and a breakfast bar. French doors in the lounge open onto a Juliette-style balcony, allowing natural light to fill the space.

The two well-proportioned bedrooms are accessed from the hallway, with bedroom one benefiting from a stylish en-suite shower room. The second bedroom features french doors that open onto a rear balcony, perfect for outdoor seating. A modern family bathroom completes the accommodation, offering contemporary fittings and a sleek finish.



**Details:**

**Hallway**

**Lounge/Kitchen/Diner** 34'3" x 16'2" (10.44m x 4.93m) Both Max

**Bedroom 1** 15' x 9'1" (4.57m x 2.77m)

**Bedroom 2** 18'3" x 7'8" (5.56m x 2.34m)

**Ensuite Shower Room** 6'9" x 5'10" (2.06m x 1.78m)

**Bathroom** 6'10" x 5'9" (2.08m x 1.75m)



**EPC Rating:** To be confirmed

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

**Tenure:** Leasehold (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.

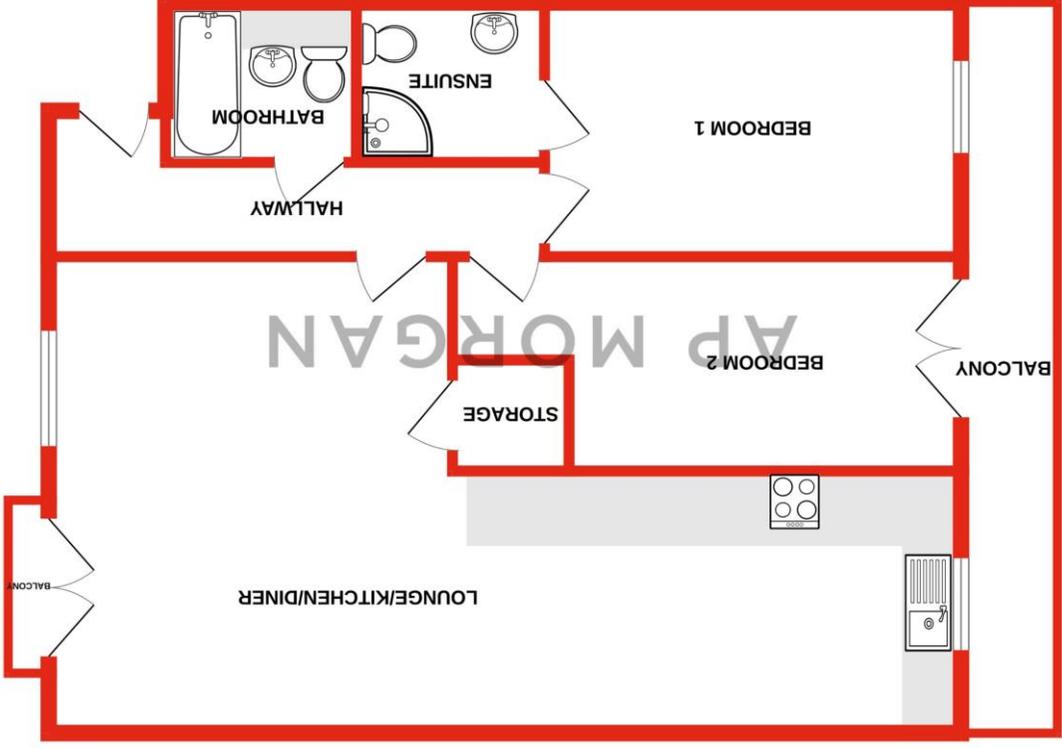
### Need a solicitor?

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  
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA - 841 sq.ft. (78.1 sq.m.) approx.  
While 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.  
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