

AP MORGAN



Willets Lodge, Clock Tower View, Stourbridge
Offers in the region of £165,000

Features:

- Situated in the historical former Wordsley Hospital
- Self-contained ground floor apartment
- Well-presented interior with high ceilings and large windows
- Spacious open plan Lounge/kitchen/diner
- Modern shower room
- Double bedroom with built in wardrobes
- Beautifully presented private rear garden
- Allocated off-road parking space & visitor parking

Description:

Situated within the historical former Wordsley Hospital estate and accessible via a private pathway, this beautifully presented and modern self-contained ground floor apartment is accessed via its own front door and benefits from an allocated off-road parking space and its own private rear garden.

Inside, the accommodation feels deceptively spacious, enhanced by high ceilings and large feature sash windows. The layout briefly comprises: a welcoming entrance hallway with a store cupboard, opening into a generous open-plan living/kitchen/dining space. The fitted kitchen includes a range of units, an integrated oven with grill, and an electric hob. This light-filled living area enjoys large dual-aspect windows and a door leading directly to the private rear garden. An inner hallway gives access to a double bedroom with built-in wardrobe storage and a contemporary shower room with a large walk-in enclosure.

Outside, the property enjoys a private rear garden featuring a paved seating area, a well-kept lawn, and a section laid with slate and stone chippings to the rear. The top end of the garden is enclosed by wooden fencing, while both sides are steel fenced with matured hedgrows. A side gate provides access to off-road visitor parking bays.

We are advised the property has approximately 186 years remaining on the lease, with an annual service charge of £1,426 and an annual ground rent of £183.



Wordsley offers a wide range of local amenities, including schools for all ages, scenic canal walks, King George V Park, the historic Red House Glass Cone, pubs, and eateries. Regular bus services from Stream Road provide convenient links to Stourbridge Bus Station, while nearby Kingswinford offers a good selection of shops, two supermarkets, and everyday facilities.

Details:

Entrance Hallway

Open Plan Lounge/Kitchen/Dining Room 5.51 x 4.72

Inner Hall

Bedroom 3.22 x 3.07 Max incl wardrobes

Shower Room 2.19 x 3.07 Both max

EPC Rating: C

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

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



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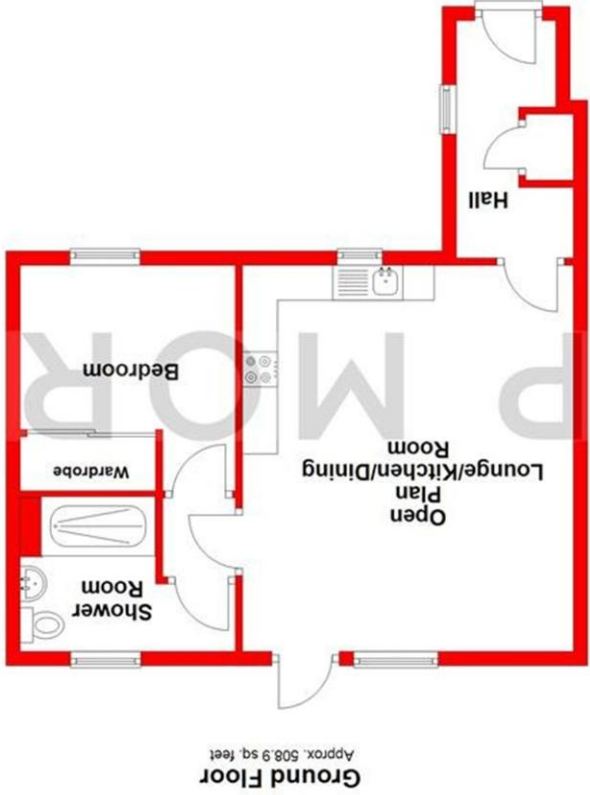
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Total area: approx. 508.9 sq. feet

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.

Plan produced using PlanUp.

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