

**AP MORGAN**



**Marshall Crescent, Stourbridge, West Midlands**  
**Asking Price £170,000**



**Features:**

- 2 Bedroom Apartment
- En-Suite
- Off Road Parking
- Modern Kitchen
- Juliet Balcony
- Welcoming Entrance
- Ample Storage
- Sought-after location with local amenities

**Description:**

This beautifully presented 2 Bedroom Second floor apartment offers modern living in a well-planned layout, complete with a designated parking space, in a desirable location.

Upon entering, you are welcomed into a bright entrance hall with a useful storage cupboard. From here, the accommodation flows effortlessly into the spacious lounge, which is filled with natural light and features French doors that open onto a Juliet balcony, creating an airy and inviting feel. There is ample space for both living and dining furniture, making this an ideal room for relaxing or entertaining.

The modern fitted kitchen is well-appointed with sleek cabinetry, an integrated oven and hob, and space for appliances, complemented by tiled flooring and splashbacks. The property offers two bedrooms; the master bedroom benefits from its own en-suite shower room, while the second bedroom is well-proportioned and served by the main bathroom, which is fitted with a three-piece suite. The apartment is finished to a high standard throughout, blending neutral décor with contemporary fixtures.

Marshall Crescent is a popular residential development in Wordsley, offering a blend of convenience and community. The area provides excellent access to local shops, schools, and amenities, while the nearby Merry Hill Shopping Centre and Stourbridge Town Centre are only a short drive away. For those needing to commute, there are good transport links by road and public transport, connecting easily to



Dudley, Wolverhampton, and Birmingham. Surrounded by parks and green spaces, Wordsley also offers plenty of opportunities for leisure and relaxation.

Leasehold - 108 Years 11 Months Remaining

Service Charge - £1,234.99 PA

Ground Rent - £250 PA

**Details:**

**Entrance Hall**

**Master Bedroom** 3.61 x 4.27 Max

**En-Suite** 2.21 x 1.25

**Bedroom 2** 2.80 x 3.40

**Bathroom** 3.17 x 1.54

**Lounge** 4.73 x 3.08

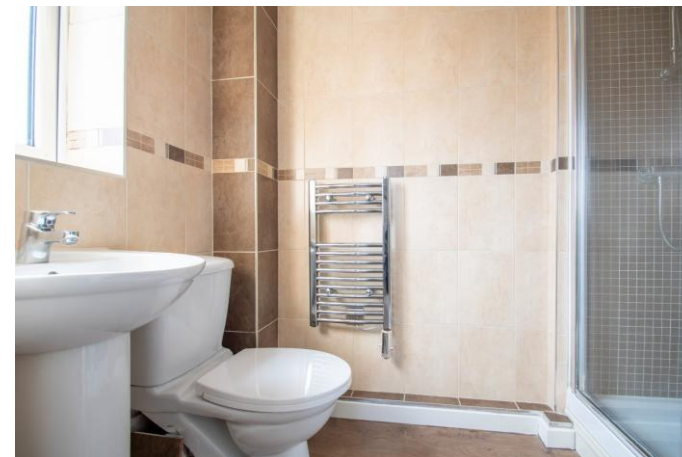
**Kitchen** 2.21 x 3.08

**EPC Rating:** D

**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.





How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

Property to sell?

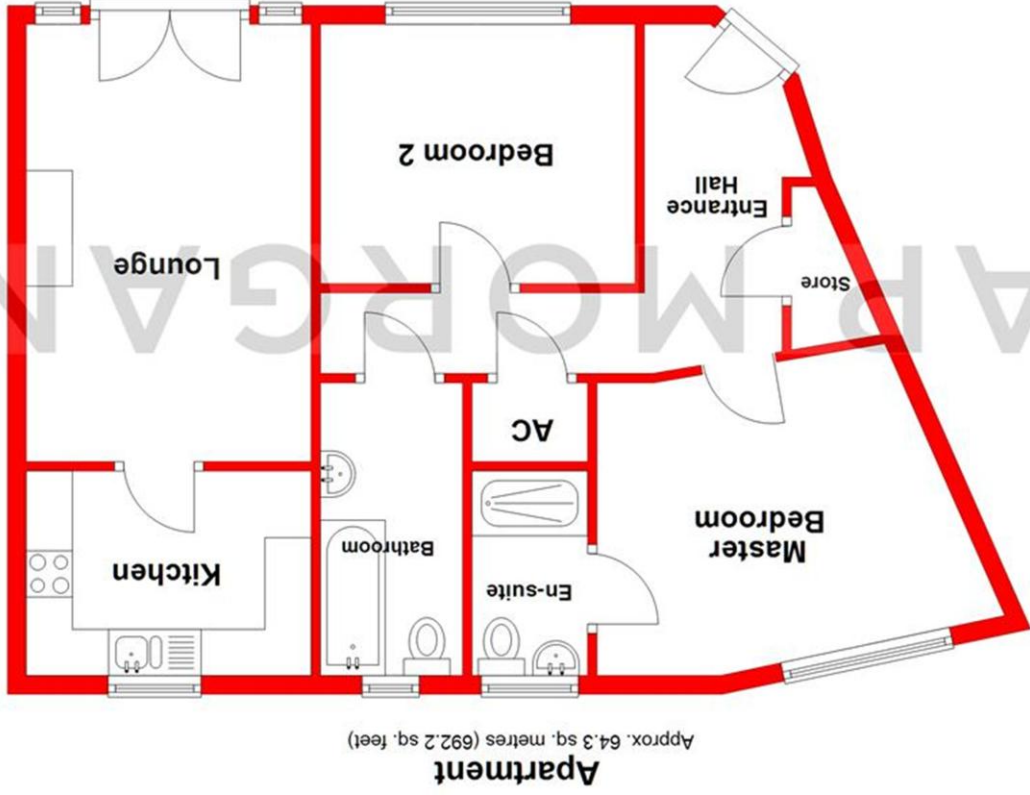
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Apartment  
Approx. 64.3 sq. metres (692.2 sq. feet)

Total area: approx. 64.3 sq. metres (692.2 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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