

AP MORGAN



Worcester Lane, Pedmore, Stourbridge
Offers in the region of £180,000

Features:

- Third floor modern apartment
- Peaceful apartment complex
- Two generous sized bedrooms
- Spacious kitchen/lounge/diner
- Well-fit bathroom
- Ample storage throughout
- Allocated and visitor parking
- Sought-after location

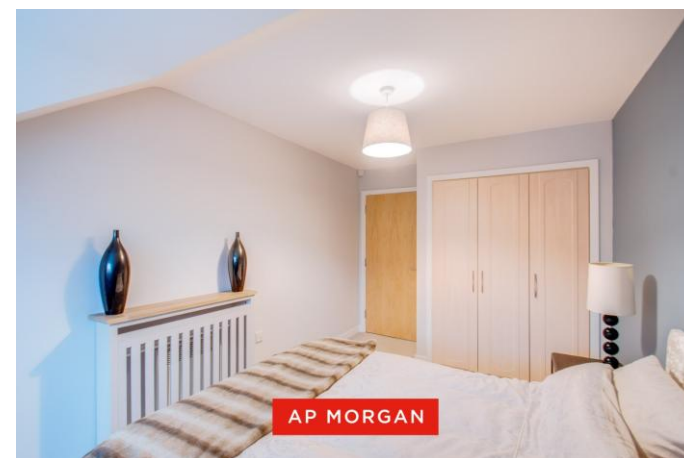
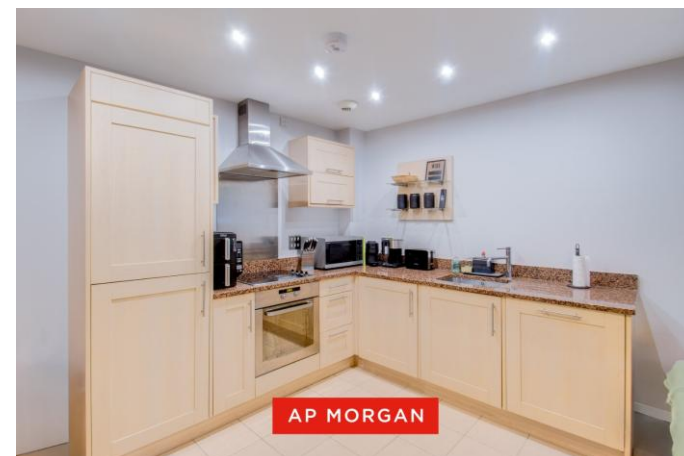
Description:

Welcoming you to this well-presented third-floor apartment offering two generously sized bedrooms, a well-fitted, spacious kitchen/lounge/diner, a well-equipped bathroom, and the benefit of allocated and visitor parking, situated within a gated apartment complex in Pedmore, Stourbridge.

On arrival, the apartment complex is gated and surrounded by brick walls and shrubbery, adding greenery to the frontage. Inside the gate, you will find one allocated, numbered parking space for ease, as well as ample visitor spaces, with a secure entrance door located at the front of the apartment block.

Upon entry, the communal entrance hall provides both stairs and a lift to access the third floor, where the apartment is located. The apartment opens into a hallway comprising two large storage cupboards, with a left turn leading into the kitchen/lounge/diner. The kitchen is well-equipped with ample storage cupboards and worktop space, an integrated fridge/freezer, oven with electric hob, and a dishwasher. There is space for a dining table, while the lounge offers a comfortable living area with both a window and a Velux window, allowing plenty of natural light to flow through.

Returning through the hallway, you will find the first bedroom, a spacious double with a fitted double wardrobe, and the second bedroom, another spacious double offering excellent space for storage units and also featuring a large Velux window. The bathroom is well-fitted with a toilet, wash basin, and bathtub with an overhead shower.



Located in Pedmore, Stourbridge, this apartment is approximately two miles from Stourbridge Town Centre and is close to well-regarded schools, shops, and amenities, as well as benefiting from excellent public transport and road links to Birmingham City Centre.

Details:

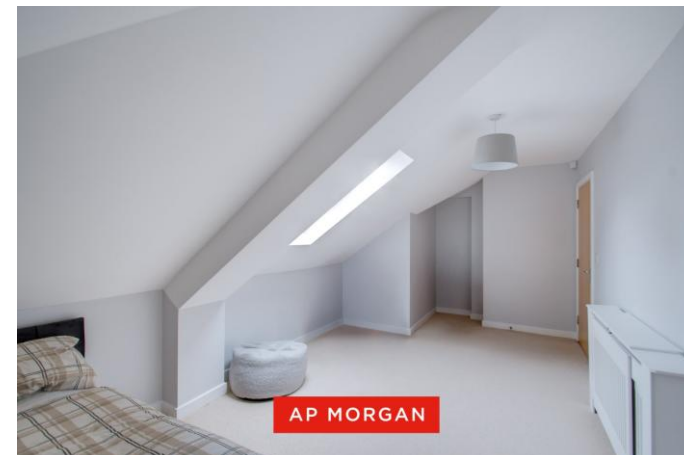
Hallway

Kitchen/Lounge/Diner 19'4" x 12'4" (5.9m x 3.76m)

Bedroom One 16'2" x 9' (4.93m x 2.74m) Both Max

Bedroom Two 21'2" x 10'2" (6.45m x 3.1m) Both Max

Bathroom 6'7" x 6'9" (2m x 2.06m)



EPC Rating: C

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 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

Property to sell?

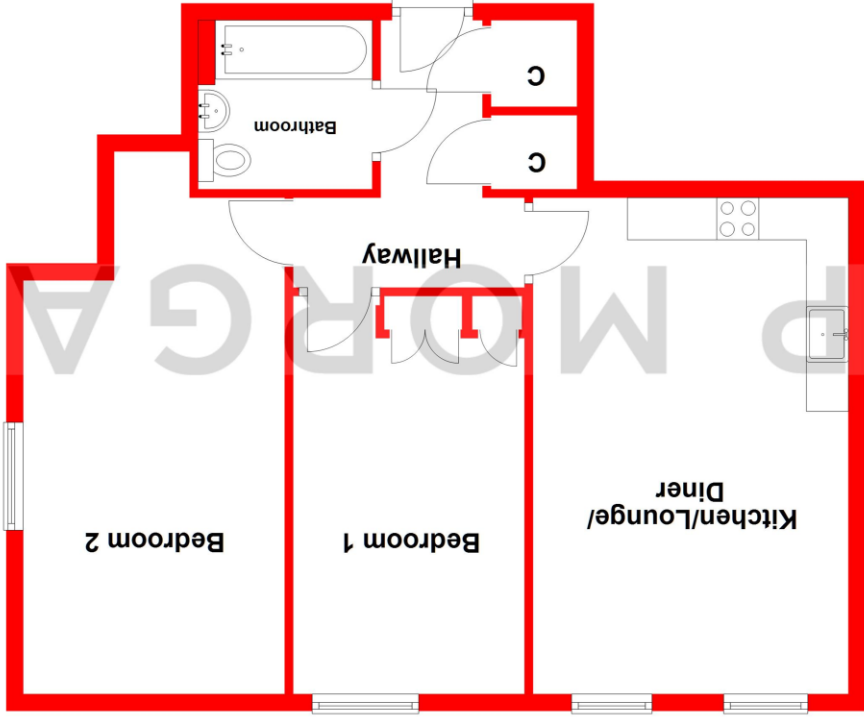
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Third Floor
Approx. 67.4 sq. metres (725.9 sq. feet)

Total area: approx. 67.4 sq. metres (725.9 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 misstatement. 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 Planlup.

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