

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-fitted bathroom
- Ample storage throughout
- Allocated and visitor parking
- Sought-after location

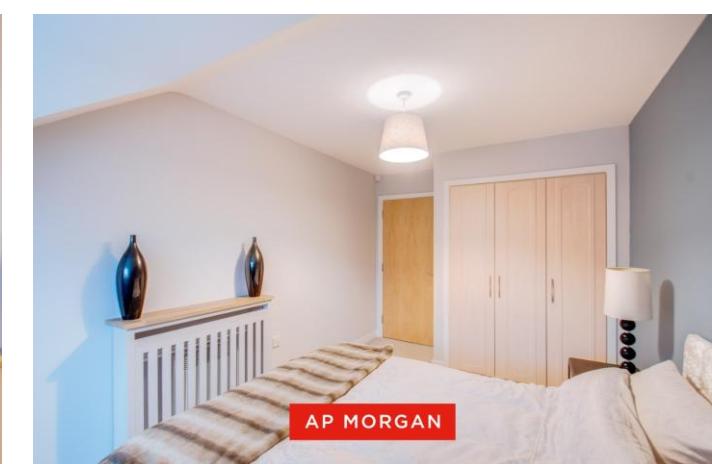
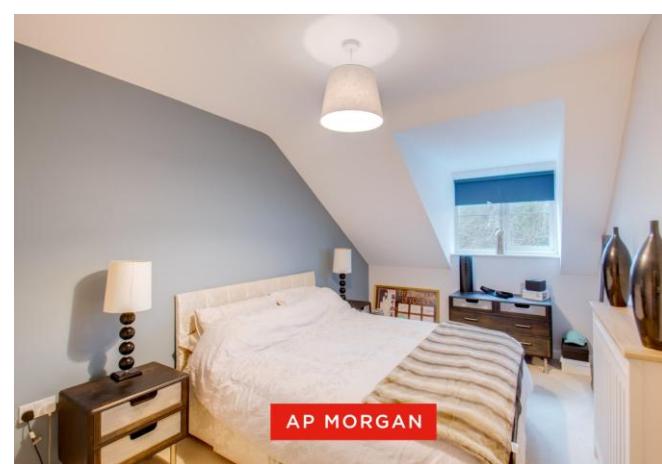
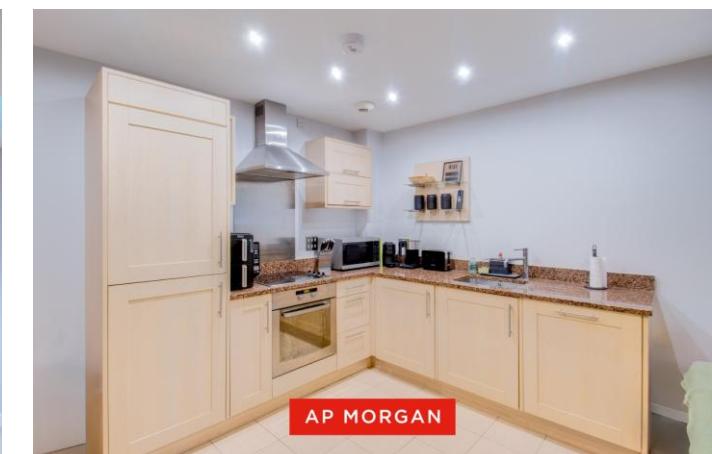
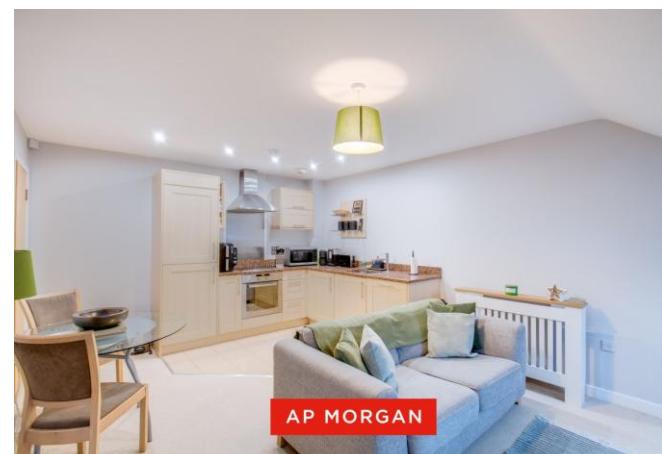
**Description:**

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:**

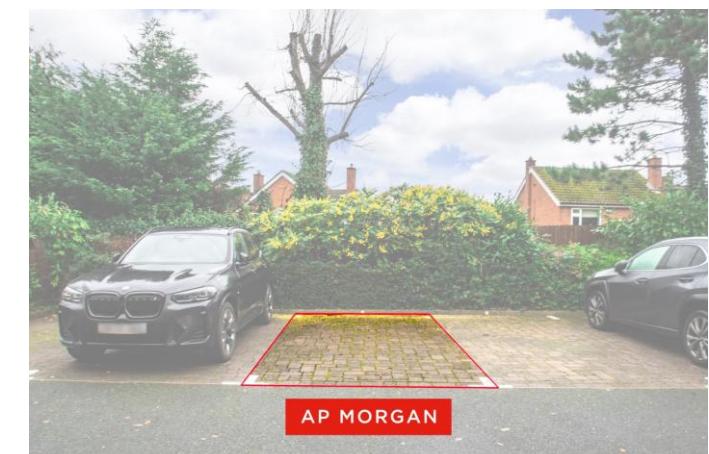
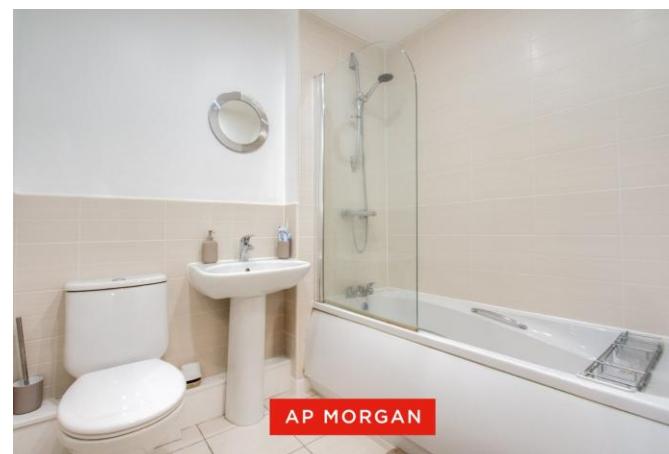
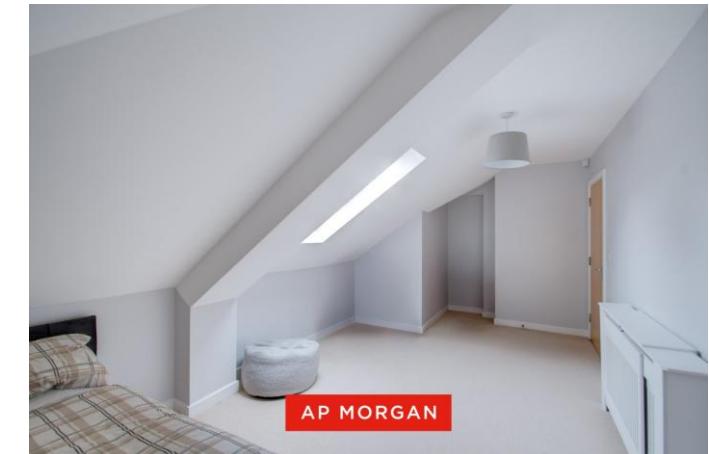
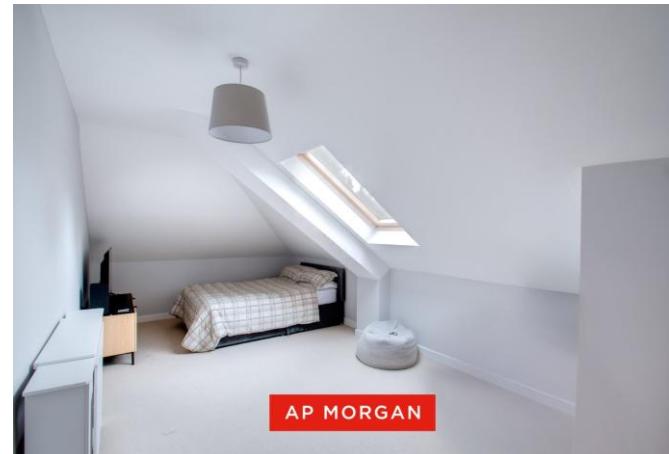
**Hallway**

**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.

No statement in these details is to be relied upon as representing a fact, and purchasers should satisfy themselves 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. 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.

Identity Checks

Estates 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.

## Identity Checks

- If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视rewing, 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.
- 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.

#### Properties to set:

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.wisermortgageladvice.co.uk](http://www.wisermortgageladvice.co.uk)

## How can we help you?

