

AP MORGAN



**High Street, Wordsley, Dudley**  
Offers in the region of £140,000

## Features:

- First floor apartment
- One bedroom
- Open plan lounge/kitchen/diner
- Well-fit kitchen
- Modern fit bathroom
- Allocated resident parking
- Sought-after location
- Close to shops, schools and amenities

## Description:

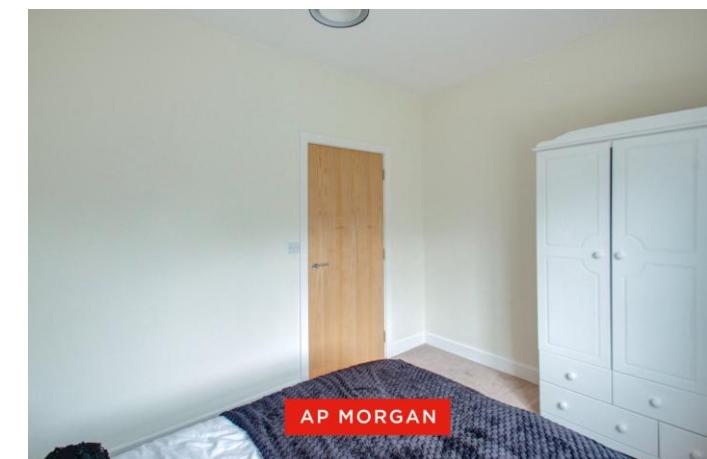
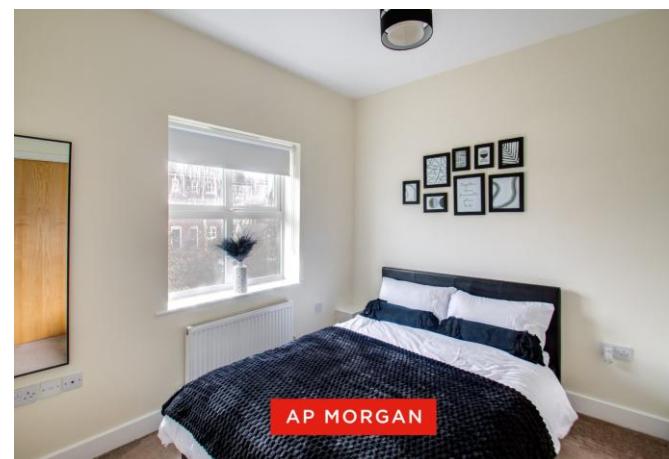
Introducing this well-presented first-floor apartment, offering one generously sized bedroom, a spacious open-plan lounge/kitchen/diner with a well-fitted kitchen, a modern fitted bathroom, and an allocated parking space as well as visitor spaces, situated in Wordsley, Stourbridge.

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Upon arrival, the property presents a car park to the rear with an allocated, numbered parking space, along with visitor spaces in the centre of the surrounding apartments. Trees and shrubbery add greenery to the well-maintained grounds.

Heading up to the first floor and entering the apartment, you are welcomed into the hallway, which leads through to the open-plan lounge/kitchen/diner. The lounge offers space for relaxation and entertainment and is furnished with a sofa and a TV on a stand. The dining area features a sleek dining table, while the kitchen is well-fitted with ample cupboard and worktop space, an integrated oven with electric hob and extractor hood, a washing machine, and a fridge freezer.

Back through the hallway is the bedroom, a great-sized room with a double bed and a freestanding wardrobe in excellent condition. The bathroom is fitted with a toilet, wash basin with freestanding under-sink storage cupboard, and a bathtub with an overhead electric shower. The property also benefits from gas central heating.



Situated in the popular location of Wordsley, Stourbridge, this property benefits from excellent local schooling and amenities, with a wide range of shops, restaurants, and supermarkets easily accessible in nearby Stourbridge town centre. Road networks, including the A449, provide easy access to Stourbridge, Bridgnorth, Kidderminster, and Wolverhampton.

**Details:**

Hallway

Lounge/Kitchen/Diner 17'8" x 13' (5.38m x 3.96m)

Bedroom 8'5" x 10'9" (2.57m x 3.28m)

Bathroom 38'5" x 7'8" (11.7m x 2.34m)



**EPC Rating:** tbc

**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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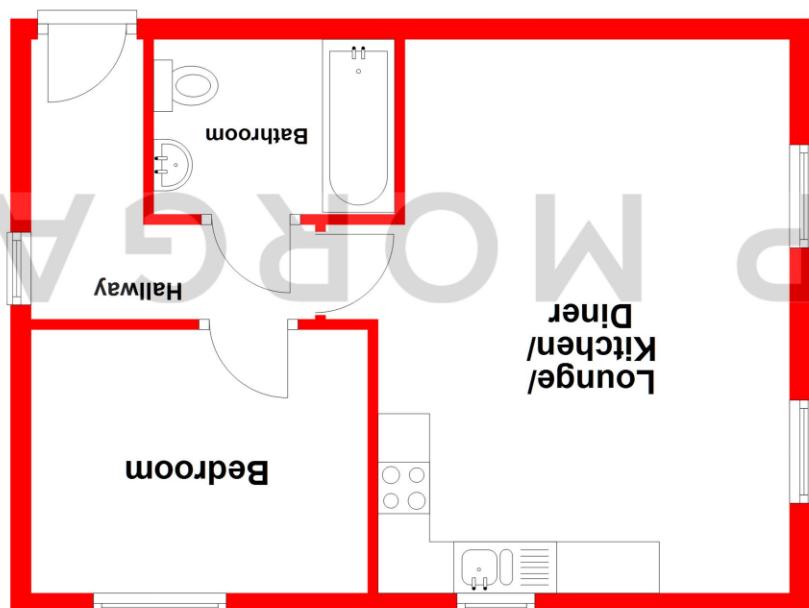
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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视窗, 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.

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)

How can we help you?

Total area: approx. 39.5 sq. metres (425.3 sq. feet)



## **First Floor**