

AP MORGAN



Church Road, Lye, Stourbridge
Asking Price £95,000

Features:

- Well presented, one bedroom flat
- Generous lounge
- Fitted kitchen
- Large double bedroom
- Bathroom
- Communal front garden
- Resident parking
- Prime positioning for amenities

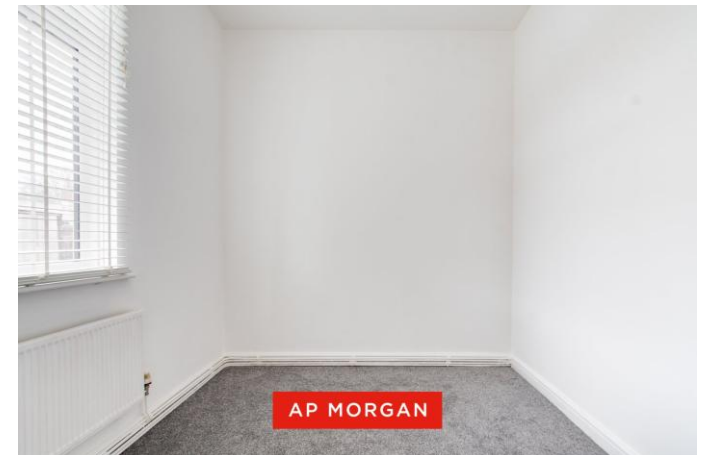
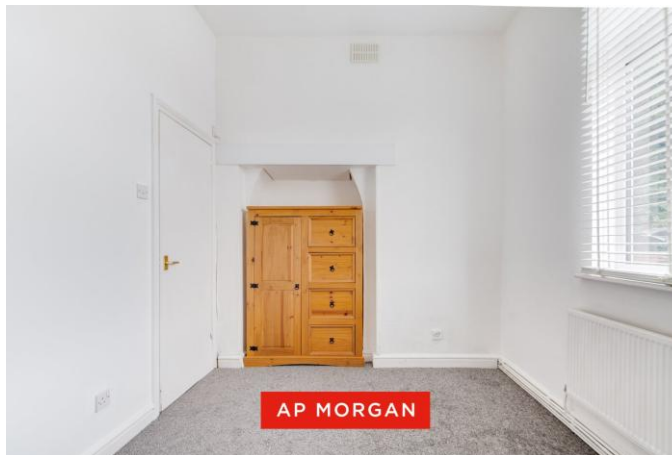
Description:

This well presented, one bedroom, ground floor flat situated in Lye, Stourbridge, presents a generously sized lounge, fitted kitchen/diner, large double bedroom, bathroom, communal front garden, resident parking and is in prime positioning for accessing amenities.

Approaching the property, there is a sizeable area for parking multiple vehicles, with steps leading to a raised, paved front patio with ample room for freestanding outdoor furniture and fixed seating.

Entering through the hall to the flat, you enter into the fitted kitchen/diner which presents plenty of counter space and integral appliances, including an electric oven, gas hob, sink with drain and hosts additional space/plumbing for freestanding appliances. The lounge is generously sized presenting room for multiple suites, views to the front aspect and space for a fireplace. The bedroom is a large double looking to the side aspect and hosts space for freestanding furniture and a double bed. The bathroom is fitted with a washbasin, WC and bath/shower. The flat is completed by an integral storage cupboard.

Situated approximately 1.8 miles from Stourbridge Town Centre and train station. This property boasts ease of access to plenty amenities including shopping centres, supermarkets, shops, restaurants and local schooling. Public transport is readily available through bus and train routes and also boasts easy access to the M5 motorway connecting you to wider road networks.



Details:

Kitchen/Diner 9'3" x 12' (2.82m x 3.66m) Both Max

Lounge 14' x 12' (4.27m x 3.66m) Both Max

Hall

Bedroom One 11'5" x 8'6" (3.48m x 2.6m) Both Max

Bathroom 7'8" x 4'11" (2.34m x 1.5m) Both Max



EPC Rating: D

Council Tax Band: A (tbc by solicitors).

Tenure: To be advised (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 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

Property to sell?

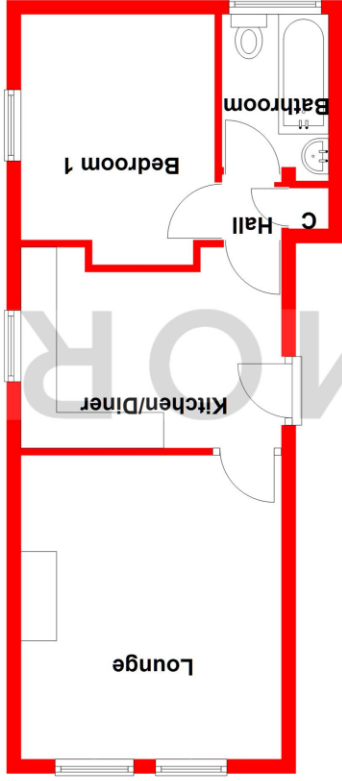
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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.



Ground Floor
Approx. 39.8 sq. metres (428.2 sq. feet)

Total area: approx. 39.8 sq. metres (428.2 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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