

AP MORGAN



Clock Tower View, Wordsley, Stourbridge
Asking Price £160,000

Features:

- Beautifully presented self-contained maisonette
- Situated in the historical former Wordsley Hospital
- Converted in 2012
- Entrance hallway & ground floor bathroom
- Open plan kitchen/diner
- Fitted kitchen
- Double bedroom with built in storage
- Allocated off-road parking space & visitor parking

Description:

Situated at the end of a private cul-de-sac within the historical former Wordsley Hospital estate, this beautifully presented and modern self-contained maisonette is accessed via its own front door and benefits from an allocated off-road parking space.

The well-maintained interior briefly comprises: an entrance hallway leading to a ground floor bathroom suite with a bathtub and overhead shower. A staircase rises to the first floor landing, which gives access to a spacious open-plan lounge/diner featuring a wall-mounted electric pebble-effect fire, a kitchen fitted with a range of units, an integrated electric oven and hob, a freestanding washer/dryer, and a fridge freezer. The property also offers a comfortable double bedroom with a built-in mirrored wardrobe.

The property benefits from a remaining lease length of approximately 186 years, with an annual service charge of £1,410.66 and an annual ground rent of £183.

Wordsley offers a variety of local amenities, including schools for both junior and senior levels, canal walks, King George V Park, the historic Red House Glass Cone, pubs, and eateries. Regular bus services from Stream Road provide convenient transport links to Stourbridge bus station, while Kingswinford offers a great selection of shops, two supermarkets, and facilities for day-to-day needs.



Details:

Entrance Hallway

Bathroom 2.21 x 2.31 Both max

First Floor Landing

Lounge/Diner 4.31 x 5.2

Kitchen 2.43 x 3.26

Bedroom 4.42 x 3.26



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 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?

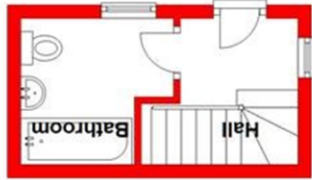
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

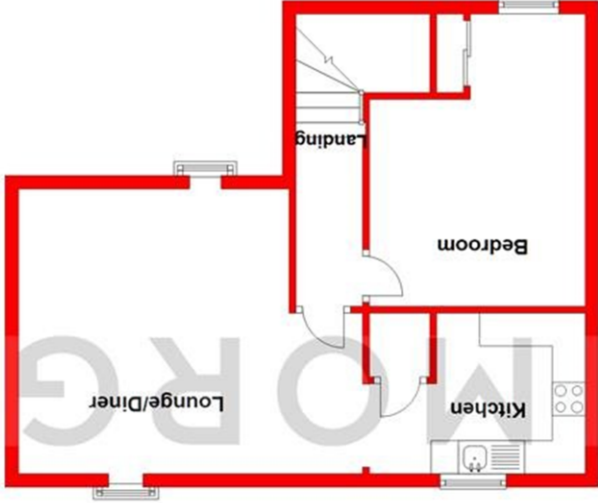
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Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



Ground Floor
Approx. 99.7 sq. feet



First Floor
Approx. 518.6 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.

Total area: approx. 618.2 sq. feet

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