

AP MORGAN



**Lion Street, Stourbridge, West Midlands**  
Offers in the region of £115,000

**Features:**

- Well-presented first floor apartment
- Excellent location close to Stourbridge town
- Off-road resident parking to the rear
- Redecorated throughout by current owner
- Spacious lounge
- Double bedroom with built in wardrobes
- Kitchen with store cupboard
- Generous store room - potential for study area

**Description:**

An excellent opportunity to purchase this well-presented first-floor apartment, ideally located just a short walk from Stourbridge Town. Benefiting from a residents' car park to the rear for off-road parking, this property represents an ideal first-time purchase or investment opportunity.

The property is accessed via a communal hallway with stairs rising to the apartment's front door on the first floor.

Inside, the deceptively spacious and well-presented accommodation briefly comprises: entrance hallway leading to a large store room with fitted power sockets, offering potential as a cosy study; a generous lounge with two windows overlooking the front aspect; a kitchen fitted with a range of wall and base units, built-in electric oven and gas hob, and a good-sized storage cupboard; and a well-proportioned double bedroom with built-in wardrobe storage and an additional storage cupboard off the hallway. The property also benefits from annually serviced gas central heating.

Outside, the rear of the property features a communal open green space with a pear tree, a fenced courtyard area suitable for a washing line, and the residents' car park, accessed from Greenfield Road.

We are advised the property has approximately 102 years remaining on the lease, with an annual ground rent of around £10 and a service charge of approximately £1,100.

The apartment is well-placed for nearby Greenfields Park and the beautifully maintained Mary Stevens Park.



Stourbridge Town Centre offers a wide range of shops, supermarkets, and amenities. Stourbridge Ring Road provides convenient road links to Birmingham and Merry Hill, while Stourbridge Bus Station offers services to Birmingham, Merry Hill, Wolverhampton, and beyond, along with a shuttle train to Stourbridge Junction for onward connections to Birmingham and Worcester.

**Details:**

**Entrance Hall**

**Lounge** 4.33 x 4.49 Both max

**Kitchen** 3.12 x 2.15 Both max

**Bedroom** 4.28 x 3.33 Both max

**Shower Room** 2.17 x 2.37 Both max

**Store** 1.28 x 1.56



**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](http://www.wisermortgageadvice.co.uk)

Property to sell?

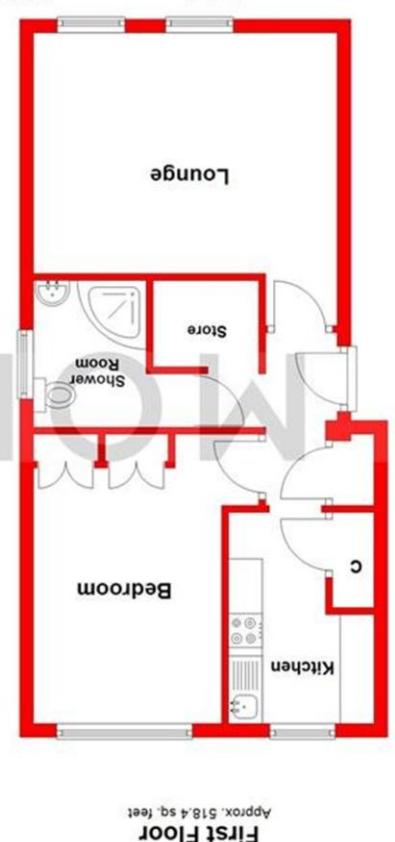
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation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

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.



Total area: approx. 518.4 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or are approachable and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only.

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Accuracy can be given.

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