



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 Wisser 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.wissermortgageadvice.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.

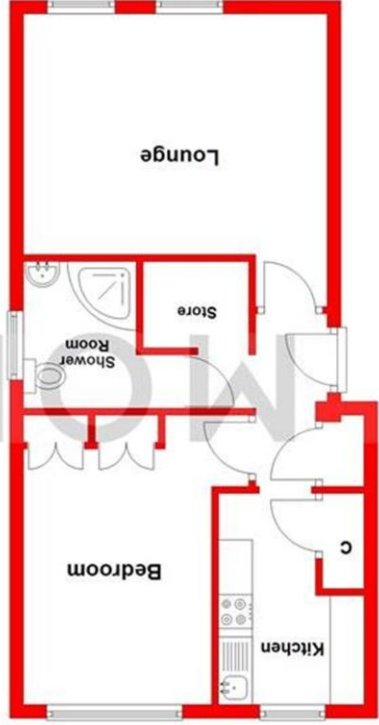
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Plan produced using PlanUp.

Total area: approx. 518.4 sq. feet



First Floor
Approx. 518.4 sq. feet