

AP MORGAN



High Street, Wordsley, Dudley
Guide Price £130,000

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:

****GUIDE PRICE £130,000 - £140,000****

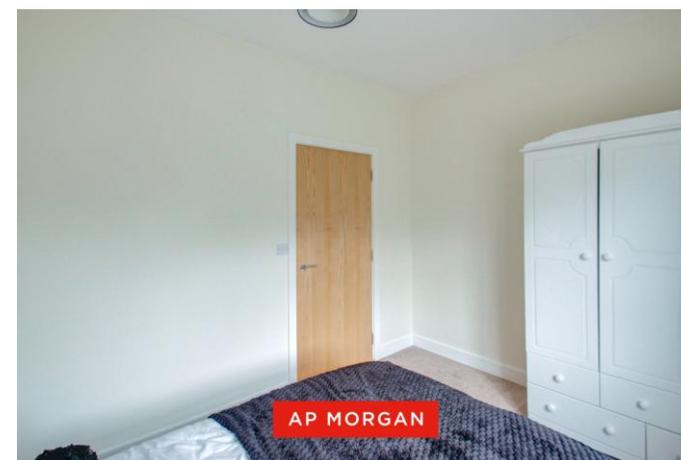
****NO ONWARD CHAIN / SELLING FULLY-FURNISHED****

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.

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.

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)

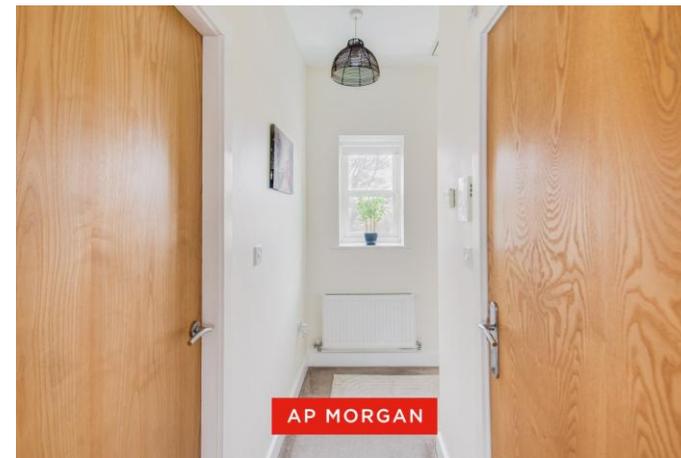
Bathroom 38'5" x 7'8" (11.7m x 2.34m)

EPC Rating: C

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?

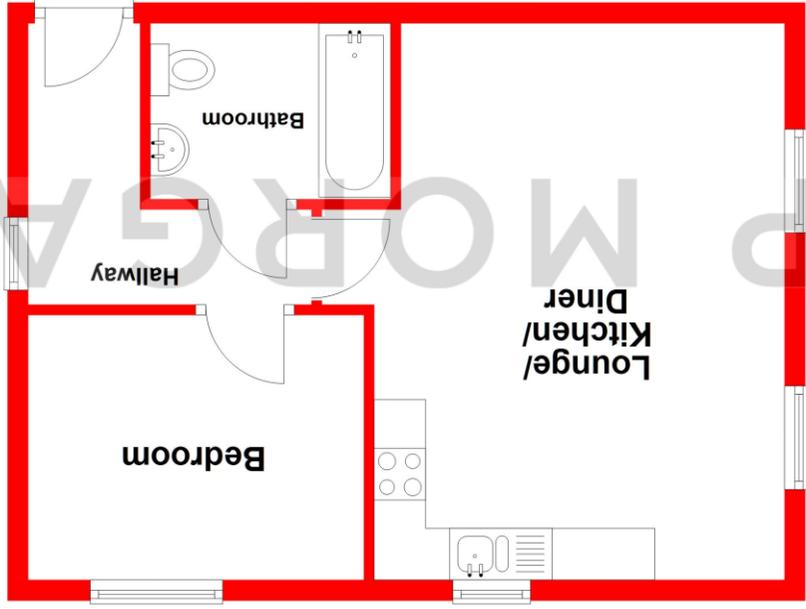
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



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

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.