

AP MORGAN



**Old Wharf Road, Amblecote, Stourbridge**  
Asking Price £215,000

### Features:

- Ground floor apartment
- Two bedrooms
- Open-plan kitchen/lounge/diner
- Well-equipped kitchen
- Well-fit bathroom
- Garden space at the rear
- Ample parking for residents and visitors
- Close to town centre, shops and amenities

### Description:

Introducing this well-presented ground floor apartment situated in Amblecote, Stourbridge, offering two bedrooms, a spacious open-plan kitchen/lounge/diner, a modern fitted kitchen and bathroom, a rear patio, and ample resident and visitor parking.

On arrival, the apartment block is accessed via a fob at the communal entrance, with green space to the front. The rear of the block provides ample parking for residents and visitors, as well as a rear door for easy access to the property.

Upon entering, the apartment opens into the entrance hall, which offers a storage cupboard and space for coats and shoes. The spacious open-plan kitchen/lounge/diner is located at the end of the hall, featuring a well-fitted kitchen with ample cupboard and worktop space, an integrated fridge/freezer, dishwasher, washer/dryer and dual oven. There is space for a good-sized dining table, with plenty of room for comfort and entertaining in the lounge area, which features a door opening onto the rear patio.

Back through the hall, you will find the first bedroom, a double room with an additional door providing rear access and a large walk-in wardrobe, ideal for storage. The second bedroom is a single room, also offering space for storage units. The bathroom is fitted with a toilet, wash basin with fitted cupboards underneath, and a shower cubicle. All windows throughout the property are fitted with pull-down blinds, providing privacy.



To the rear, there is a patio area, partly laid to lawn, offering a great space for relaxation during the summer months, as well as easy access to the pathway at the back and the car park.

Located in Amblecote, Stourbridge, this apartment is a stone's throw from Stourbridge town centre, which offers a range of shops, restaurants, and amenities. The area is also ideal for commuters, with convenient access to local bus and train routes, as well as road links to the motorways and surrounding cities.

**Details:**

Hall

**Kitchen/Lounge/Diner** 13'2" x 22'9" (4.01m x 6.93m)

**Bedroom One** 10'3" x 12'3" (3.12m x 3.73m)

**Walk-in Wardrobe** 7' x 6'1" (2.13m x 1.85m)

**Bedroom Two** 13'2" x 7'1" (4.01m x 2.16m)

**Bathroom** 6'3" x 6'11" (1.9m x 2.1m)

**EPC Rating:** B

**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 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?

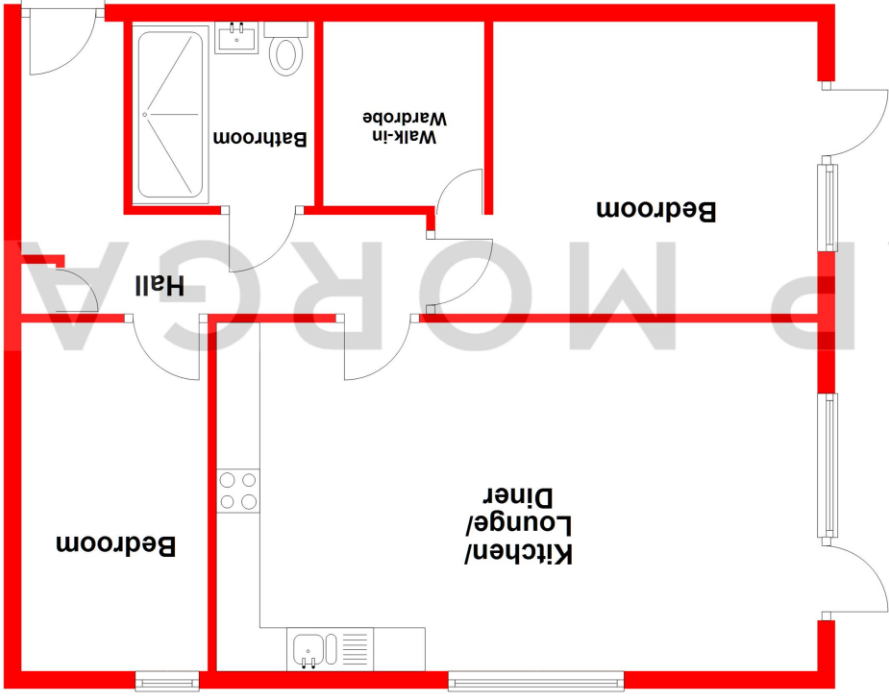
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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: 68.3 sq. metres (734.9 sq. feet)



Total area: approx. 68.3 sq. metres (734.9 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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