

AP MORGAN



Enville Street, Stourbridge, West Midlands
Offers in excess of £110,000

Features:

- One bedroom second floor apartment
- Sought after development in Stourbridge
- Fully fitted kitchen with integrated appliances
- Close to local shopping facilities and bus routes
- 24 hour careline system for safety and security
- Owners private car park
- Lodge Manager available 5 days a week
- Guest Suite available for friends and family to stay. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

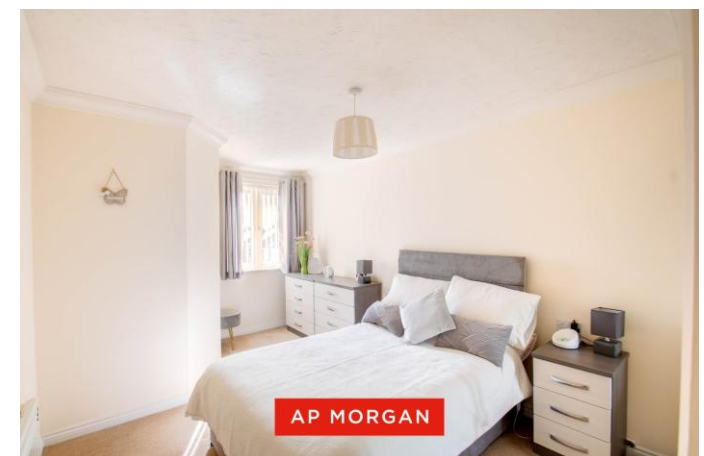
Description:

Introducing this well-presented, second-floor apartment in the sought-after retirement development of Spicer Lodge, Stourbridge, offering one spacious bedroom, a generously sized lounge, a well-fitted kitchen, a balcony, and ample resident parking.

On arrival, the property brings you around to the rear of the building, where ample parking for residents is available. The main entrance door provides an intercom system to call up to the apartment for access. The doors to the apartment block are automatic, making the building easily accessible for residents and visitors.

Located on the second floor, you enter the apartment into the entrance hall, where there is a large cupboard on the left providing ideal storage space. Also on the left is the lounge, a generous and comfortable living area featuring an electric fireplace and access to the balcony, providing a great space for relaxation during the warmer months. The kitchen leads off from the lounge and comprises an adequate amount of storage and worktop space, along with an integrated oven and electric hob.

Back through the hall, you will find the bedroom, a generously sized space suitable for relaxation and storage, featuring a large fitted sliding-door wardrobe which offers excellent space-saving storage. The bathroom is also located off the hall and is well fitted with a toilet, wash basin, and a bathtub with an overhead shower.



This property is ideally located close to local amenities in Stourbridge Town Centre, including a variety of shops, supermarkets, and other conveniences. The nearby Stourbridge ring road provides road access to Birmingham, Merry Hill, and Stourbridge Junction. Local transport links can also be accessed from Stourbridge Interchange.

Details:

Hall

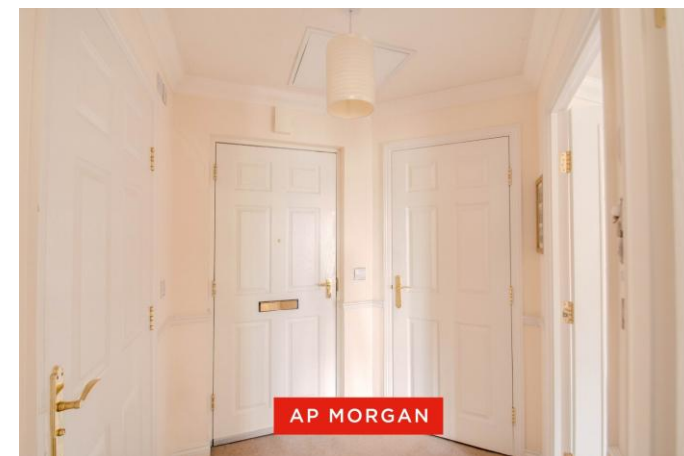
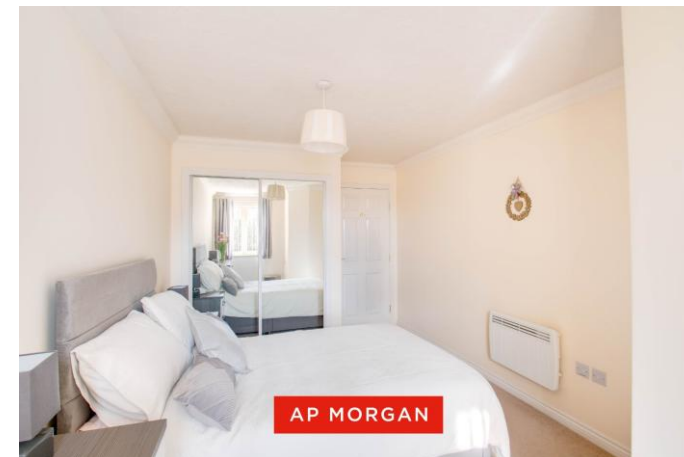
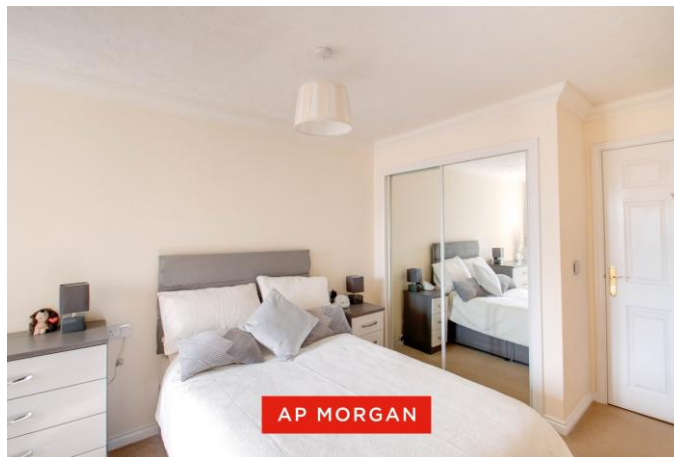
Lounge 15'7" x 10'6" (4.75m x 3.2m) Both Max

Kitchen 4'1" x 5'11" (1.24m x 1.8m) Both Max

Bedroom 13'9" x 9'3" (4.2m x 2.82m) Both Max

Bathroom 6'9" x 5'6" (2.06m x 1.68m)

Storage 3'1" x 9'8" (0.94m x 2.95m) Both Max



EPC Rating: C

Council Tax Band: C (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?

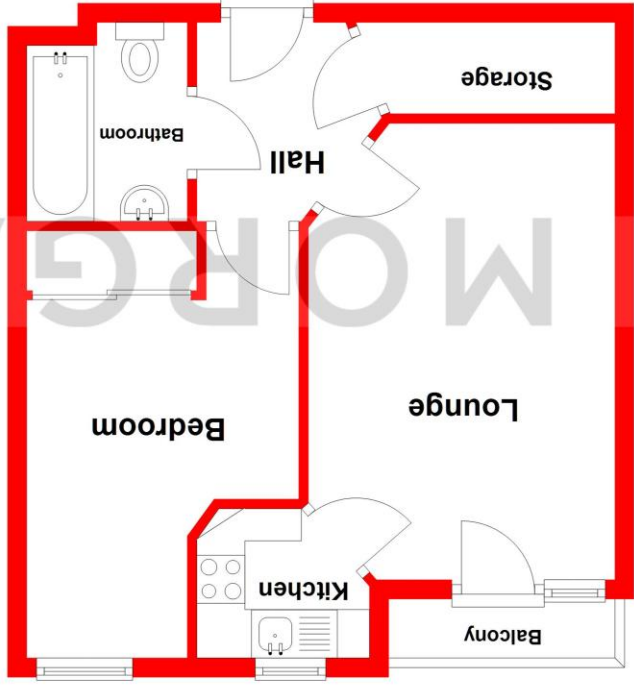
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Second Floor
Approx. 38.3 sq. metres (412.3 sq. feet)

Total area: approx. 38.3 sq. metres (412.3 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.

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