

AP MORGAN



Lansdowne Court, Pedmore, Stourbridge
Guide Price £150,000

Features:

- Second floor, spacious apartment
- Two bedrooms
- Generous sized lounge/diner
- Well-fit kitchen
- Bathroom and en-suite
- Resident parking

Description:

*** GUIDE PRICE £150,000 - £160,000 ***

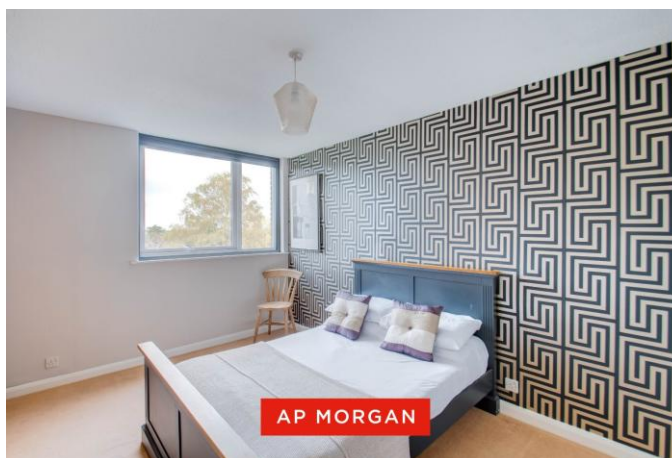
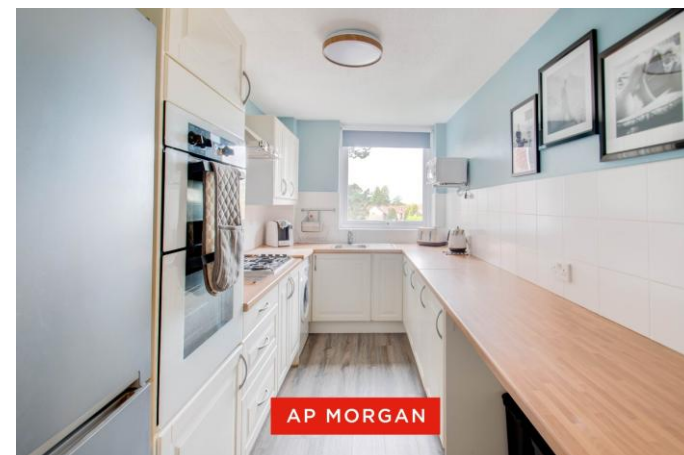
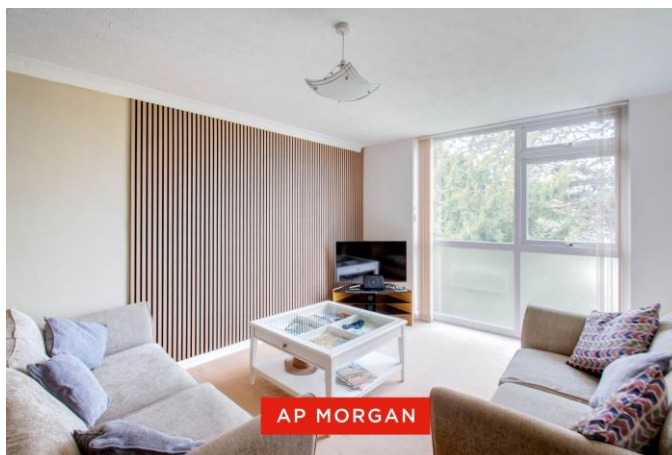
Introducing this well-presented second-floor apartment, offering two bedrooms, a generously sized lounge/diner, a well-fitted kitchen, a bathroom and en-suite, as well as resident parking and a garage, situated in Pedmore, Stourbridge.

On arrival, the exterior of the apartment presents green space to both the front and rear, with surrounding lawns and trees, as well as parking for residents at the back and a designated garage for additional parking. The block is accessed securely via a key or key code.

Upon entry, you proceed to the second floor, which also requires a code for access, and into the apartment. You are initially welcomed by a spacious entrance hall, offering room for decorative and storage units, along with three built-in cupboards, providing excellent additional storage. To the left is the lounge/diner, a generous space suitable for a family dining table and a comfortable lounge area. Adjacent to the lounge/diner is the kitchen, well-fitted with ample cupboard and worktop space, an integrated oven, gas hob, and space for a freestanding fridge/freezer.

Returning through the hall, you will find bedroom one, a generous double room with a fitted wardrobe, also benefiting from an en-suite fitted with a wash basin and shower cubicle. Bedroom two is a well-sized single room, also fitted with a wardrobe. The main bathroom comprises a toilet, wash basin, and bathtub.

This property is ideally located for families due to its close proximity to local schooling for all ages. There are



commuting routes via road to Birmingham, the M5 and Merry Hill, and Stourbridge Junction is close-by offering rail links to Birmingham and Worcester. There are a range of local shops and amenities accessible in both Stourbridge Town and Merry Hill.

Details:

Hallway

Lounge/Diner 23'3" x 10'10" (7.09m x 3.3m)

Kitchen 12'6" x 6'6" (3.8m x 1.98m)

Bedroom One 13'3" x 9'3" (4.04m x 2.82m)

En-suite 5'9" x 6'1" (1.75m x 1.85m)

Bedroom Two 12'6" x 7'3" (3.8m x 2.2m)

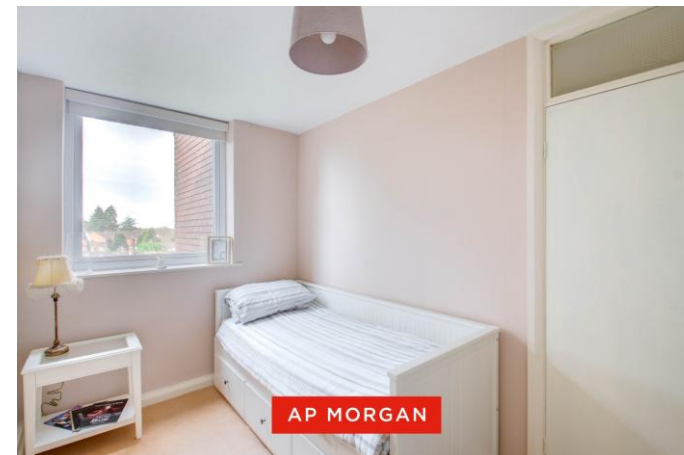
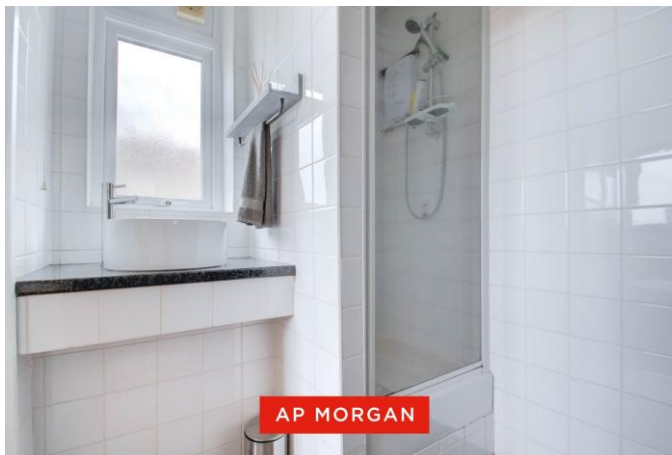
Bathroom 6'10" x 6'1" (2.08m x 1.85m)

EPC Rating: D

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?

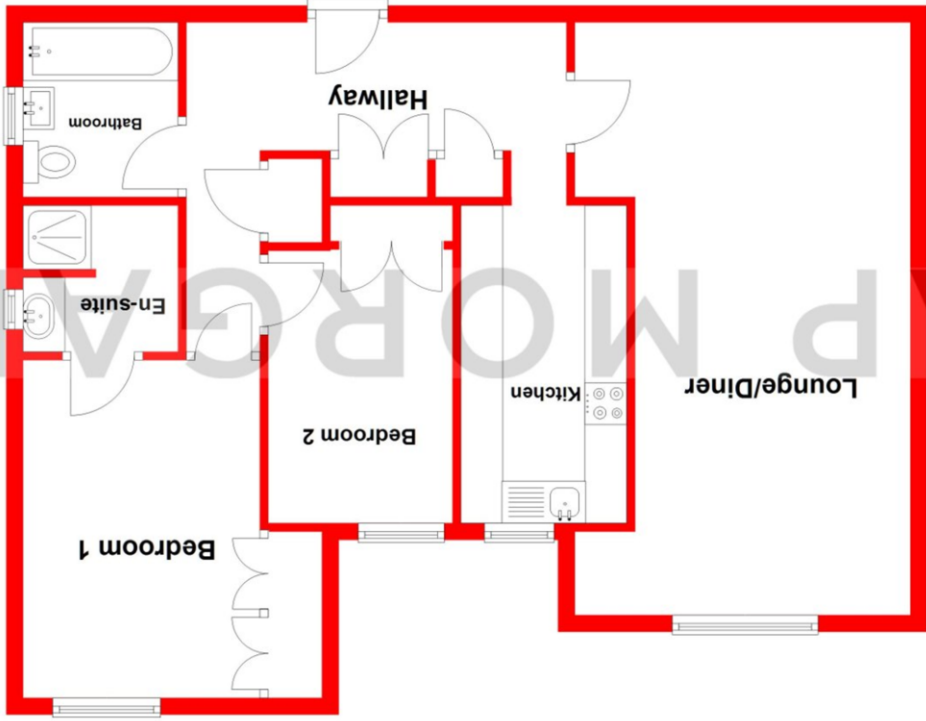
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 75.4 sq. metres (811.6 sq. feet)

Total area: approx. 75.4 sq. metres (811.6 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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