

**AP MORGAN**



**Worcester Street, Dudley, West Midlands**  
Offers in excess of £170,000

### Features:

- \*\*OFFERED WITH NO ONWARD CHAIN\*\*
- Second floor apartment
- Two double bedrooms
- Open-plan kitchen/lounge/diner
- Bathroom and en-suite
- Juliet balcony
- Resident car park with allocated space
- Walking distance to Stourbridge Town Centre

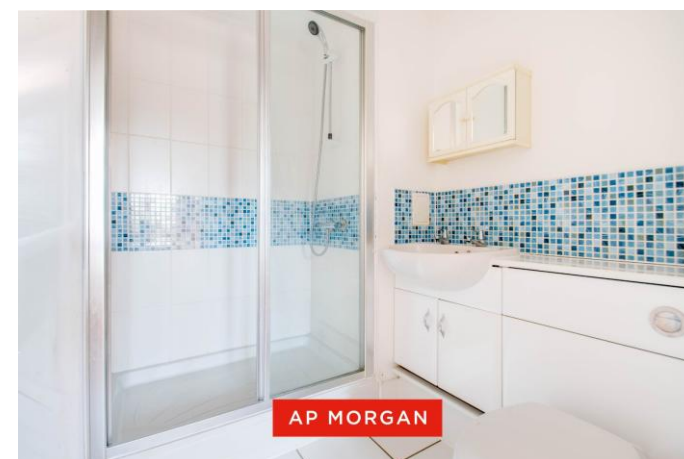
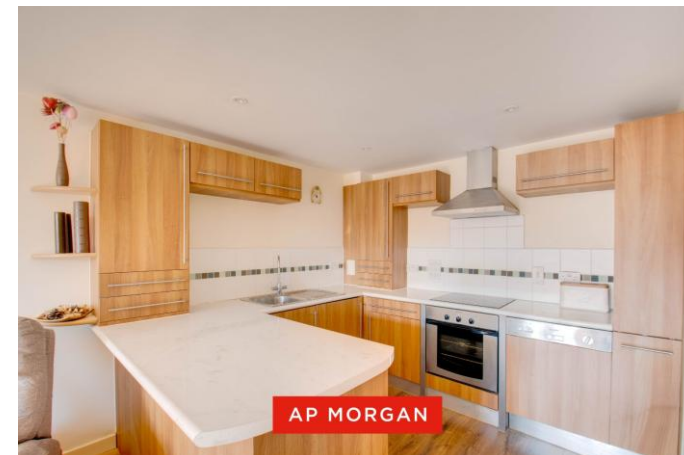
### Description:

Introducing this well-presented second-floor apartment, offered with no onward chain. The property features two double bedrooms, a spacious open-plan lounge/kitchen/diner, a bathroom and en-suite, ample storage throughout, and the added benefit of a private residents' car park with an allocated parking space. It is situated a stone's throw away from Stourbridge Town Centre.

On arrival, the apartment block offers two visitor spaces at the front, along with a gate providing access to the private residents' car park at the rear, where the allocated parking space is located. A secure entry door to the right allows access into the building.

Located on the second floor, the apartment is entered via a welcoming hallway, which includes a large sliding-door storage cupboard to the left, along with additional space for coats and shoes. To the left is the open-plan kitchen/lounge/diner. The kitchen is well-equipped with ample storage and worktop space, as well as an integrated oven with electric hob and extractor hood. A breakfast bar provides an ideal dining area, while the remainder of the room offers a comfortable living space. French doors open onto a Juliet balcony, allowing plenty of natural light to flow through.

Returning to the hallway, you will find bedroom one—a generous double room with ample space for storage and relaxation. It benefits from an en-suite comprising a toilet, a wash basin set within a vanity unit, and a shower cubicle. Bedroom two is another double room and includes a fitted wardrobe.



The main bathroom comprises a toilet, a wash basin set within a vanity unit, and a bathtub with an overhead shower, as well as an airing cupboard.

This apartment is ideally situated, with Stourbridge Town Centre just a few minutes' walk away, offering a wide range of shops, supermarkets, restaurants, and amenities. The property also benefits from excellent transport links, with nearby bus and train stations, as well as convenient road access to surrounding cities and the M5 motorway.

**Details:**

**Entrance Hall**

**Lounge/Kitchen/Diner** 22'2" x 9'5" (6.76m x 2.87m)

**Bedroom One** 15'10" x 10' (4.83m x 3.05m) Both Max

**En-suite** 6'6" x 6' (1.98m x 1.83m)

**Bedroom Two** 12'2" x 6'10" (3.7m x 2.08m) Both Max

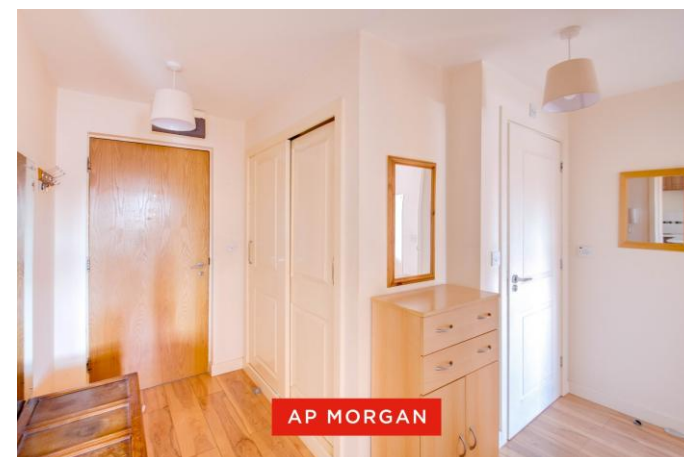
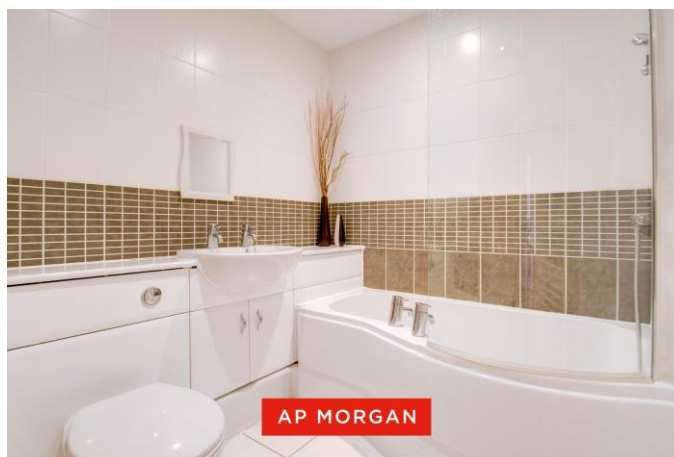
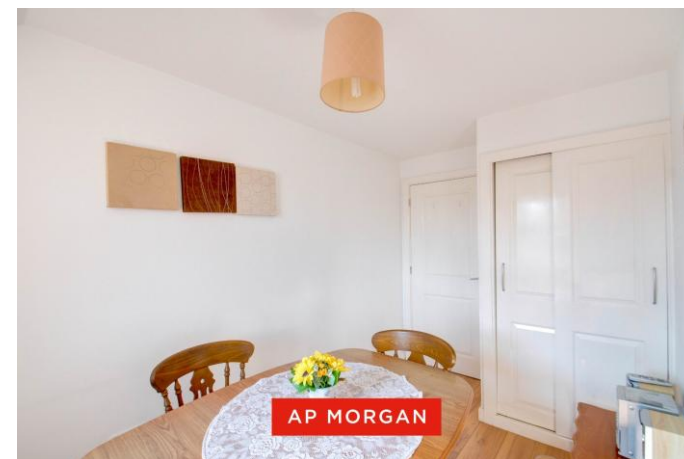
**Bathroom** 6'8" x 6'8" (2.03m x 2.03m) Both Max

**EPC Rating:** To be confirmed

**Council Tax Band:** B (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

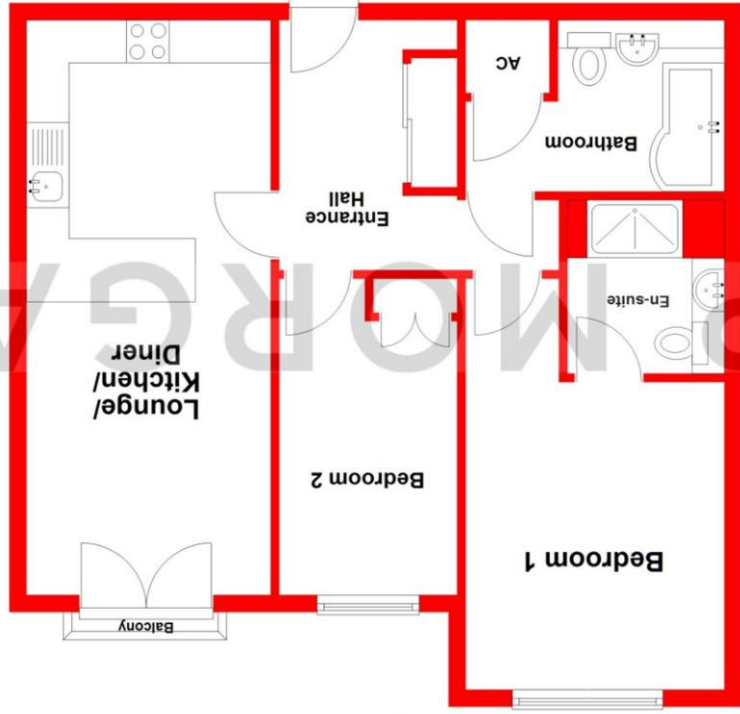
laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who

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.



**Second Floor**  
Approx. 57.6 sq. metres (619.9 sq. feet)  
(excluding Balcony, AC)

Total area: approx. 57.6 sq. metres (619.9 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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