

AP MORGAN



Dennis Hall, Cameo Drive, Stourbridge
Offers in the region of £210,000

Features:

- Grade II listed building with origins dating to circa 1770
- Double height ceilings, original cornicing and ceiling roses throughout
- Two double bedrooms, principal with ensuite shower room
- Rich heritage - former home of Thomas Webb, Victorian glass masters
- Communal entrance with cascading staircase, pillars and chandelier
- Secure automated gated car park with two allocated spaces
- Sympathetically converted in 2004, period character fully retained
- Long lease remaining

Description:

This is what happens when a 250-year-old Georgian mansion becomes an apartment, and doesn't apologise for it!

The current owners will tell you they never saw themselves buying an apartment. Then they walked into Dennis Hall. Double-height ceilings, original decorative cornicing, ceiling roses and full-height sash windows have a way of making those preconceptions disappear pretty quickly. What greets you here isn't apartment living as you know it. It's something with considerably more presence.

The building itself earns its reputation, and English Heritage agrees. Grade II listed and constructed circa 1770, Dennis Hall was originally the residence of the Thomas Hills family, Glass and Iron Masters, and later the works of Thomas Webb, whose name became shorthand for the finest Victorian cut glass in the world. The blue commemorative plaque at the gates hints at it. The architecture confirms it.

Sympathetically converted in 2004, the character has been carefully preserved rather than designed around.

Inside, a cascading staircase, pillars and chandelier greet you in the communal entrance before you've even reached your own front door. The ground floor apartment offers two generous double bedrooms, the principal with its own



ensuite shower room, a family bathroom with shower over bath, a well-appointed kitchen with integrated appliances, and a living room that frankly you need to stand in to understand.

Outside, a secure automated gated car park provides two allocated spaces with intercom access, and the shared landscaped grounds give the whole setting a quiet, considered feel.

When it comes to day-to-day life, you're well placed. Local pubs including the Robin Hood and the Red Lion on Brettell Lane are both well-regarded locals within easy reach, bus routes run directly from Amblecote, Stourbridge town centre is around a mile and a half away with supermarkets, independent shops and a train station connecting to Birmingham and Worcester, and Merry Hill, one of the largest shopping centres in the West Midlands with over 200 stores, is just a couple of miles up the road.

There are apartments. And then there's Dennis Hall.

Leasehold, 977 years remaining. Service charge: TBC.

Details:

Entrance Hall

Living Room 7.65 x 5.84

Kitchen 3.43 x 1.7

Master Bedroom 5.18 x 2.74

En-suite 1.27 x 2.44

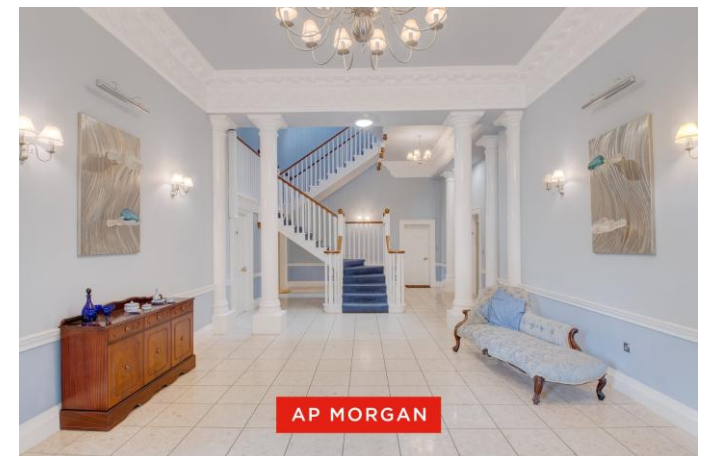
Bedroom Two 3.58 x 2.84

Principal Bathroom 1.83 x 2.51

EPC Rating: EPC Exempt

Council Tax Band: D (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.

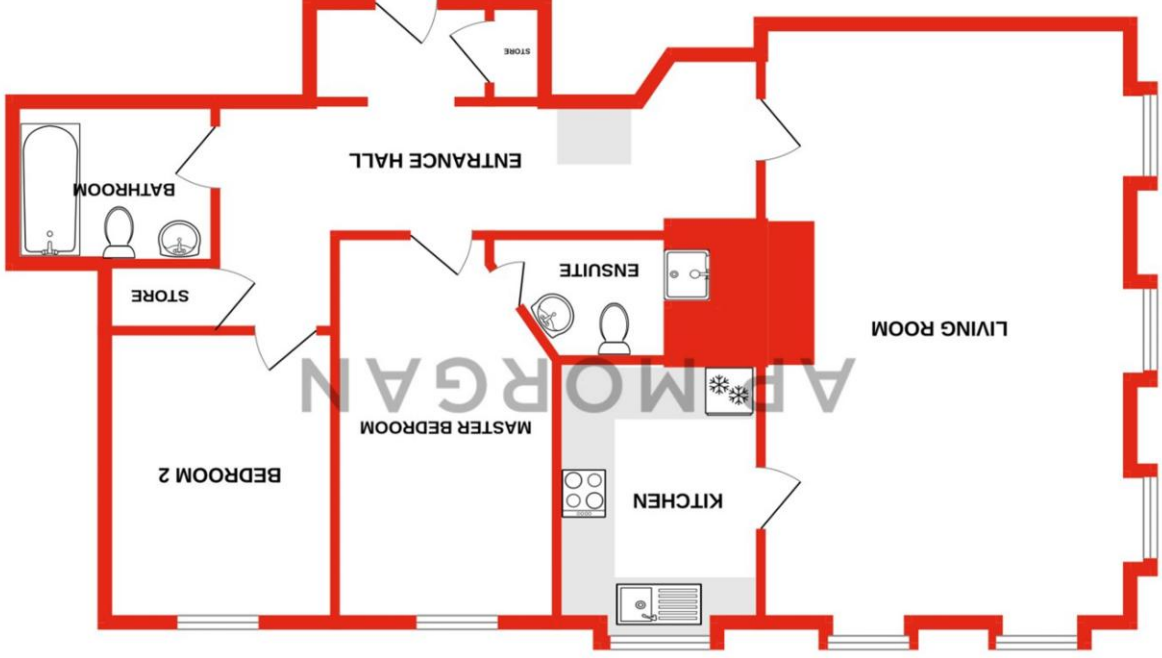
Need a solicitor?

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.

GROUND FLOOR



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 a guide only. Prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Letropix, ©2024

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.