

**AP MORGAN**



**Mamble Road, Wollaston, Stourbridge**  
Offers in excess of £140,000

### Features:

- Substantial top floor apartment
- Ideal for first time buyers
- Excellent village location close to Stourbridge Town
- Residents parking at rear
- Large dual aspect lounge/dining room
- Two double bedrooms
- Stylish fitted kitchen
- Bathroom & separate w/c

### Description:

Are you a first time buyer searching for something genuinely impressive to get your foot on the ladder? This could be the one.

Sitting on the edge of Wollaston village and within easy reach of the highly regarded Old Quarter, this substantial top floor apartment offers far more space than you might expect and a location that is hard to beat. With two double bedrooms, a large dual aspect lounge and dining room, a stylish fitted kitchen complete with serving hatch through to the dining area, this is not your average starter home, it is a genuine place to put down roots.

Wollaston village itself is one of those spots that rewards you the more you explore it. A great selection of pubs, open green spaces, a post office and everyday amenities are all right on your doorstep, and for everything else Stourbridge town centre is less than half a mile away, close enough to walk on a good day.

The apartment sits on the top floor, bringing with it that quiet, elevated feel that ground floor living simply cannot offer. Outside there is residents parking to the rear, a brick built store, communal drying areas, and the option to rent a garage from the council at an additional cost.

If you would like to see for yourself why this one stands out, get in touch with us today to arrange a viewing.

Leasehold Information: Approximately 101 years and 9 months remaining on the lease. Ground rent £10 per annum



(peppercorn). Service charge approximately £1,132 per annum.

**Details:**

**Entrance Hall**

**Lounge/Dining Room** 7.90 x 3.28 Max

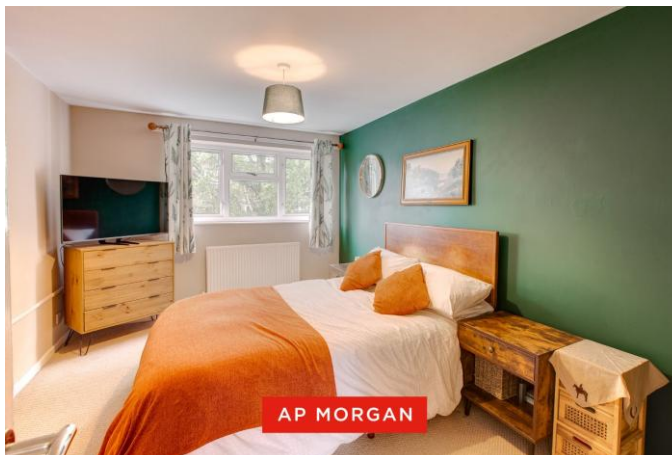
**Kitchen** 2.62 x 2.34 Min

**Bedroom One** 4.49 x 2.89 Max

**Bedroom Two** 4.28 x 3.16 Max

**Bathroom** 1.72 x 1.47

**W/C** 1.84 x 0.78



**EPC Rating:** D

**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?

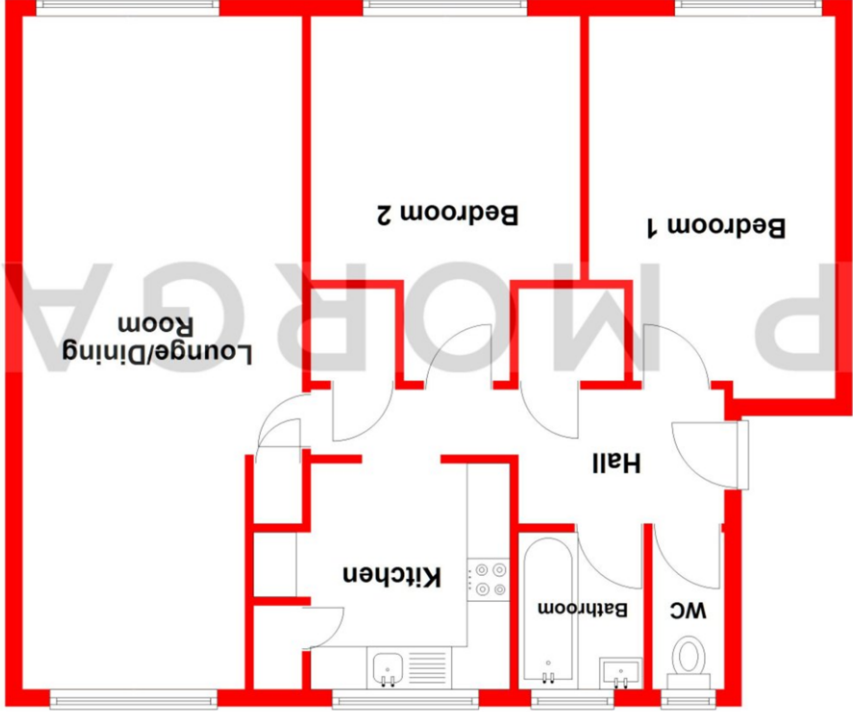
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Second Floor  
Approx. 759.0 sq. feet

Total area: approx. 759.0 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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