

AP MORGAN



Old Wharf Road, Stourbridge, West Midlands
Offers in excess of £165,000

Features:

- First floor apartment in a modern, well-maintained development
- Open-plan lounge, kitchen and diner, ideal for entertaining
- Spacious double bedroom with plenty of natural light
- Modern, turn-key interior throughout, ready to move straight in
- Allocated parking space plus visitor parking available
- Secure fob-access entry with intercom to the main door
- Large windows bringing in exceptional natural light
- Two minute drive from Stourbridge town centre, close to the canal

Description:

Bright. Spacious. Turn-key. Perfect location. What more do you need?

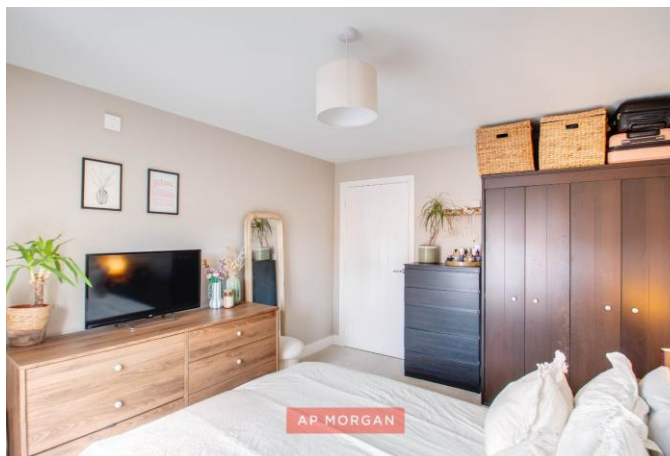
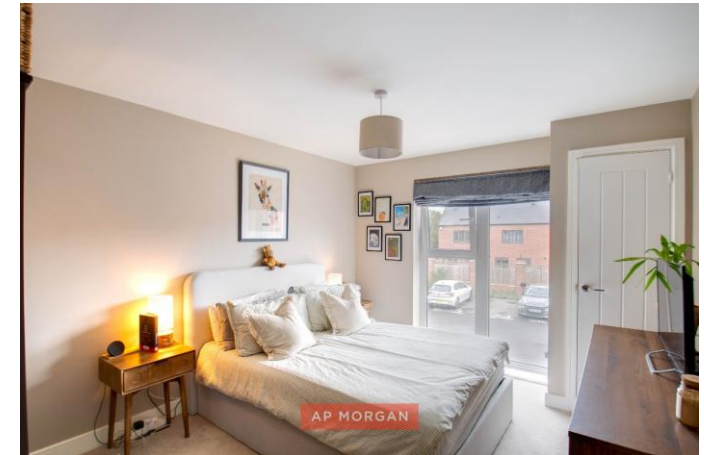
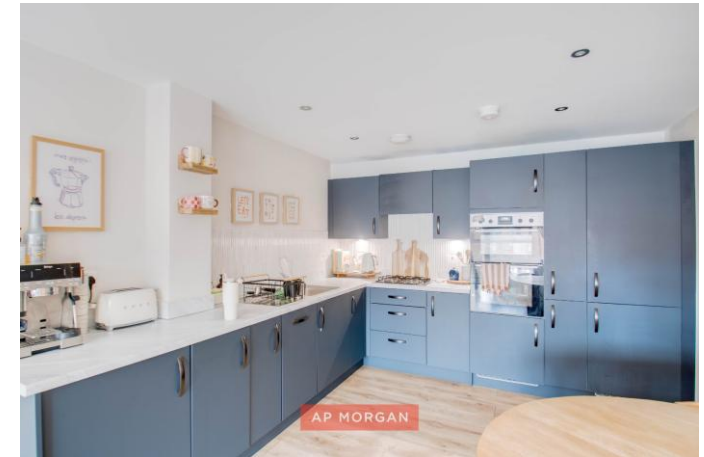
Situated on Old Wharf Road, this first floor apartment at Platinum Apartments is the kind of home that just feels right. It's a smart, modern one bedroom flat with an open-plan lounge, kitchen and diner, big windows that flood the space with natural light, and an allocated parking space thrown in for good measure. With the canal on your doorstep and Stourbridge town centre a short stroll away, it really is the best of both worlds.

We asked them what made them buy it...

"The combination of the layout and the location made it stand out to me. The flat felt well laid out and open plan, which I love. I loved that it's just a short walk into Stourbridge town centre for shops, restaurants, cafes and pubs, and it's right by the canal, which was perfect for peaceful walks in the mornings and evenings after work. It has the best of both worlds, which is what tipped the decision for me. One of the standouts is how close you are to arguably the best pub in Stourbridge, The Old Wharf. I've spent many summer evenings in the beer garden overlooking the canal, and cosy Sunday roasts by the log burner in autumn. It helps that one of the best Chinese takeaways, the White Rose, sits right next door. Commuting has always been easy too, with Stourbridge Town station and Stourbridge Junction both just short of ten minutes away."

What about the flat itself?

"The first thing that struck me was how bright and welcoming the flat felt. I loved the big windows that let the natural light in, that was probably the first thing to stand out to me. I've always loved how open and spacious it feels, particularly the open-plan living space. It has been amazing for hosting friends and family, as well as cosy nights watching movies and cooking a nice meal. Having an allocated parking spot has been a huge bonus too. It means there's never any faff about where to park when you get home. We also added some modern tiling in the kitchen, which really emphasised that homely feel we love."



Our agents say...

This one is turn-key, and it shows. Walk in and the open-plan lounge, kitchen and diner does exactly what it should, giving you a genuinely sociable space to live in, not just a room to tick off a list. Those big windows aren't an afterthought either. They flood the whole apartment with light, morning through evening, and make the flat feel far bigger than its footprint.

The double bedroom gives you proper space to unwind, and with an intercom system on the main door and secure, fob-access entry to the block, it's a place you can feel genuinely relaxed coming home to. Add in the allocated parking space, and the fact you're two minutes from Stourbridge town centre by car and a short walk from the canal, and you've got a flat that works brilliantly whether you're a first time buyer or a couple after a smart, low-maintenance base.

Quiet road, everything you need close by. This one won't hang around. Get in touch with AP Morgan Stourbridge to arrange a viewing.

Details:

Hall

Kitchen/Lounge/Diner 24'10" x 10'9" (7.57m x 3.28m)

Bedroom 13' x 10'3" (3.96m x 3.12m)

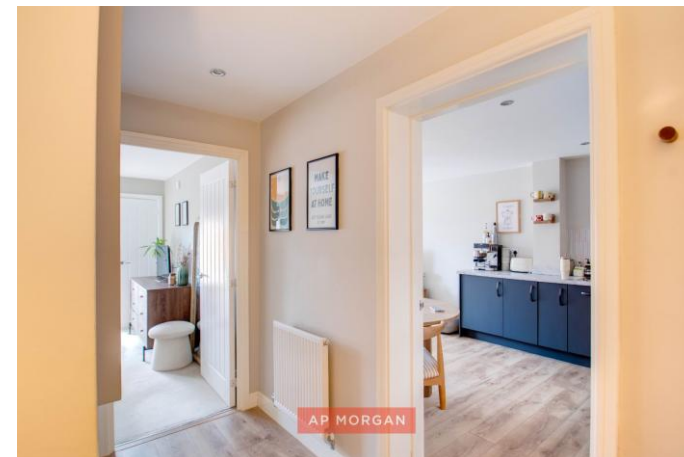
Bathroom 6'11" x 6'2" (2.1m x 1.88m)

EPC Rating: B

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

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.

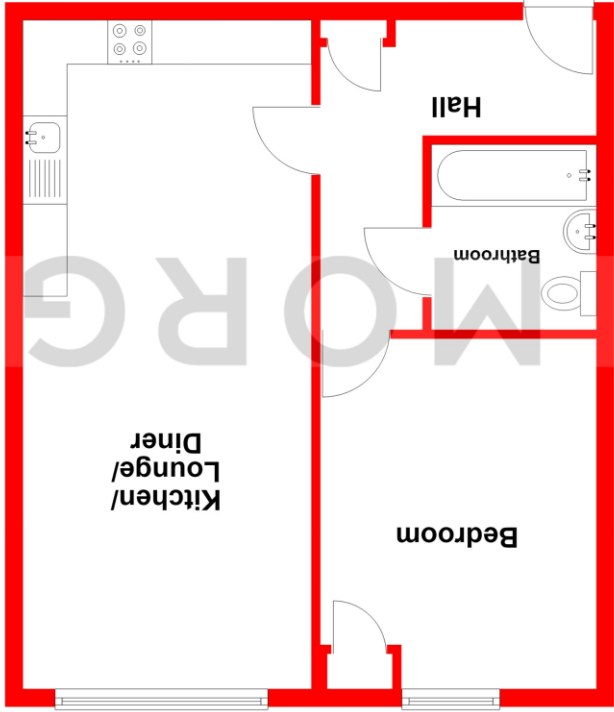
Need a solicitor?

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.

First Floor



Total area: approx. 49.3 sq. metres (530.3 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.

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 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.